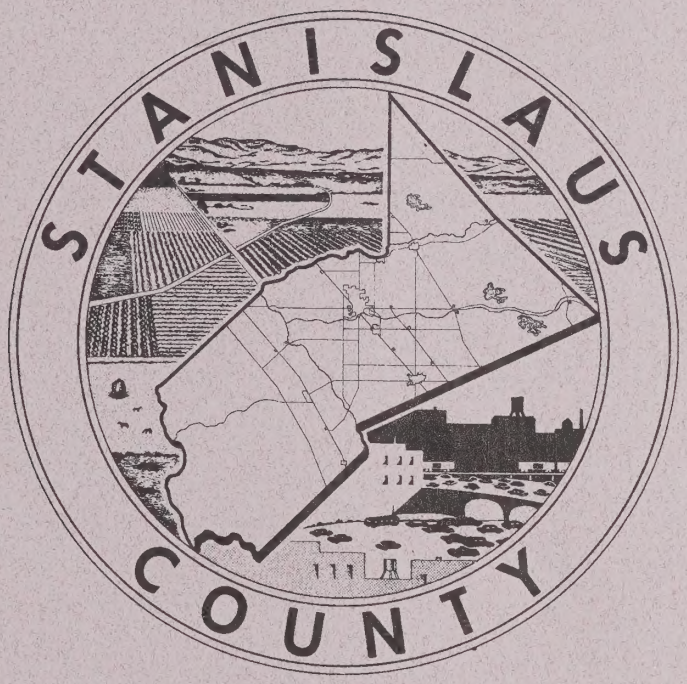
Stanislaus County

GENERAL PLAN

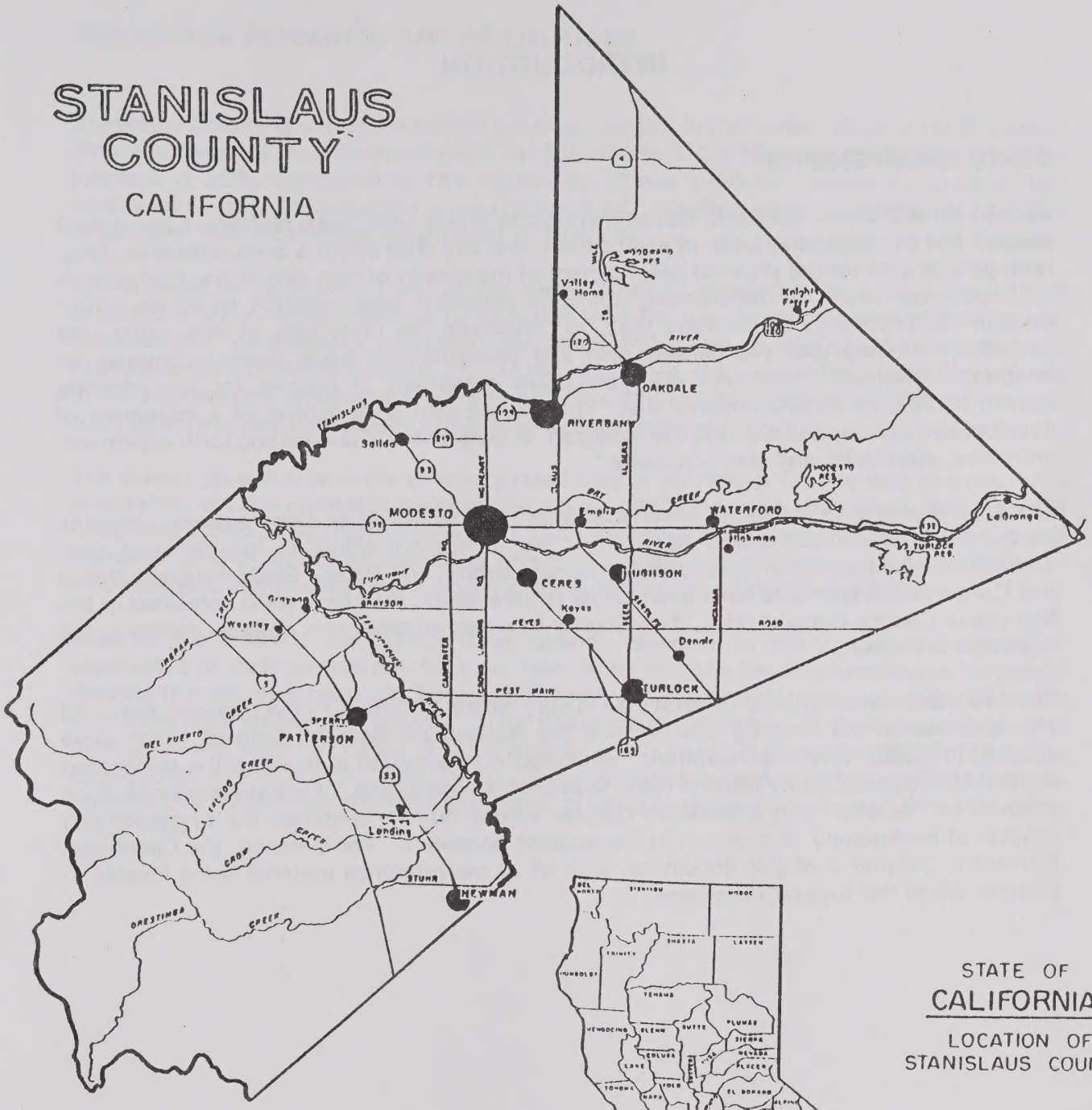


Adopted October 1994

CONTENTS

THE AGRICULTURAL ELEMENT IS PUBLISHED IN A SEPARATE DOCUMENT.

STANISLAUS COUNTY
CALIFORNIA



INTRODUCTION

STATE REQUIREMENTS

Section 65300 of the California Government Code states that "Each planning agency shall prepare and the legislative body of each county and city shall adopt a comprehensive, long-term general plan for the physical development of the county or city, and of any land outside its boundaries which in the planning agency's judgment bears relation to its planning." Section 65300.5 goes on to state that "In construing the provisions of this article, the Legislature intends that the general plan and elements and parts thereof comprise an integrated, internally consistent and compatible statement of policies for the adopting agency." Section 65302 requires that "The general plan shall consist of a statement of development policies and shall include a diagram or diagrams and text setting forth objectives, principles, standards, and plan proposals."

The general plan is to consist of seven mandatory elements and as many optional elements as the local jurisdiction deems desirable. The mandatory elements include Land Use, Circulation, Housing, Open Space, Conservation, Safety, and Noise. Since the Open Space and Conservation Elements have overlapping requirements, they have been combined in the Stanislaus County General Plan. The County has also adopted one optional element, the Agricultural Element.

The 1994 Stanislaus County General Plan is very similar in format to the previous plan. All elements except the Housing Element and the Agricultural Element, both of which were adopted in 1992, have been updated. Background information is found in the publication entitled "Stanislaus County General Plan - Support Documentation." For easy reference, each element of this plan is in a separate chapter whose number matches the corresponding chapter of background information in the support document. For instance, the Circulation Element is Chapter 2 of this document, with all of the reference material being located in Chapter 2A of the support document.

POPULATION ESTIMATES AND PROJECTIONS

Stanislaus County is one of the fastest growing counties in California. Based on U.S. Census data, the County's population climbed from 265,900 to 370,522 during the 1980's for a total increase of 39%, compared to 26% statewide. Since 1990 the County's population has continued to grow at an average annual rate of 3.5%, reaching a total population of 412,676 in January 1994 (California Department of Finance).

As indicated by Table One, most of Stanislaus County's population increase in the 1980's occurred in the nine incorporated cities rather than the unincorporated area of the County. Whereas the incorporated population increased 59%, the population of unincorporated Stanislaus County increased only 3%. At the same time, the percentage of population living in the incorporated areas increased from 65% in 1980 to 74% in 1990, continuing the shift from rural to urban lifestyles demonstrated in past decades.

The slower growth rate in the unincorporated area of Stanislaus County was due mainly to annexation of unincorporated lands by the cities. LAFCO records show that cities annexed more than 7,500 acres from December 1984 to January 1994. County land use policies and agreements with the cities regarding growth management within established spheres of influence also contributed to the slower growth rate in the unincorporated area.

Most of the cities in the County have recently proposed or are considering significant expansions of their spheres of influence. This, along with the ongoing immigration of people desiring to make their homes in Stanislaus County, will likely result in continued development and increased population growth. The California Department of Finance projects the population will reach 517,600 in 2000 and 670,000 in 2010 (Source: Official Population Projections, Report 93 P-1, April 1993). The Stanislaus Area Association of Governments projects that by the year 2015 the population of Stanislaus County will reach 709,100. (See Table Two.)

Table One

HISTORICAL POPULATION GROWTH

Cities	1960	1970	1975	1980	1985	1990	1994
Ceres	4,406	6,029	9,544	13,281	16,793	26,314	30,193
Hughson	N/A	N/A	2,459	2,943	3,032	3,259	3,550
Modesto	36,585	61,712	84,168	106,602	126,353	164,730	180,320
Newman	2,148	2,505	2,544	2,785	3,411	4,151	5,668
Oakdale	4,980	6,594	7,547	8,474	9,665	11,961	14,279
Patterson	2,246	3,147	4,031	3,908	4,804	8,626	9,577
Riverbank	2,786	3,949	4,561	5,695	6,446	8,547	12,756
Turlock	9,116	13,992	18,151	26,287	32,426	42,198	48,113
Waterford	N/A	2,243	2,256	2,683	2,917	4,771	6,264
Total Cities	62,267	100,171	135,261	172,658	205,847	274,557	310,720
Total Unincorporated Area	95,027	94,335	89,448	93,242	93,460	95,965	101,956
TOTAL COUNTY	**157,294**	**194,506**	**224,709**	**265,900**	**299,307**	**370,522**	**412,676**

Source: U.S. Bureau of the Census, California Department of Finance.

Table Two

POPULATION PROJECTIONS

CITIES	2005	2015
Ceres	51,200	73,200
Hughson	5,000	8,000
Modesto	249,400	320,000
Newman	12,000	17,000
Oakdale	19,100	24,500
Patterson	18,000	21,000
Riverbank	15,000	32,700
Turlock	72,200	95,900
Waterford	7,500	12,000
Unincorporated area	100,000	104,800
Total	549,400	709,100

Source: Stanislaus Area Council of Governments, 1992, based on California Department of Finance projection of 549,400 for Stanislaus County in the year 2005.

ISSUES

Stanislaus County is an agricultural county in transition. Prior to 1960 most of the County's population lived on farms; today the population of the nine incorporated cities is nearly three times that of the unincorporated area of the County. While its economic base remains predominantly agricultural, the County's economy is diversifying, and unprecedented population growth has increased pressure to convert productive agricultural lands to non-agricultural uses. Despite the increasing pressures of urbanization, however, agricultural output in the County continues to rise, and in 1993 local crops were valued at a record $1.1 billion. To ensure the continued success of the area's leading industry, the County adopted an Agricultural Element, which addresses agricultural land use issues such as farmland conversion, the expansion of city spheres of influence, and conflicts over agricultural operations.

A burgeoning population requires new jobs and housing to support it. Growth in nonagricultural industries such as services and retail trade has begun to stabilize employment levels and is expected to provide most of the new employment opportunities through 1998. Strategies for economic development are identified in the Land Use Element and the Agricultural Element. The County's jobs/housing balance and the issue of housing affordability are addressed in the Housing Element.

Growth also requires expansion of the infrastructure system and public services. Existing streets and roads, water and sewer systems, and solid waste management facilities will not be adequate to service the growth expected over the next twenty years. This is also true of public services such as schools, parks, fire protection, law enforcement, health care, welfare and many other services expected by people as they move into the area. The central issue of financing infrastructure improvements and public services is addressed in the Land Use Element and the Circulation Element.

Air quality, water availability and other issues of resource protection are becoming increasingly significant as the population grows. Under the California Enviromental Quality Act (CEQA), the County is required to give careful attention to the impacts of development on the environment. Local, regional, state and federal agencies are routinely contacted regarding the potential impacts of projects on air, water, wildlife habitats and noise levels. Policies addressing these issues are included in the Land Use, Conservation/Open Space, Agricultural and Noise Elements.

Unprecedented population growth and development pressure have resulted in increased cooperation between the County and other agencies in efforts to find solutions to regional problems. For example, the County has reached agreement with all nine cities related to development in the spheres of influence of the cities and the collection of countywide public facilities fees. In addition, there is increasing coordination with San Joaquin and Merced Counties related to growth issues along the Interstate Five corridor. The County also participates in the San Joaquin Valley Unified Air Pollution Control District, a regional agency formed in 1991 to regulate air quality in the San Joaquin Valley air basin. These issues are addressed in the Land Use, Circulation, and Conservation/Open Space Elements.

Finally, a basic function of County government is to ensure public safety. The Safety Element outlines policies intended to protect the people of Stanislaus County from floods, earthquakes, and other hazards that potentially threaten their safety.

GOALS

LAND USE ELEMENT

ONE: Provide for diverse land use needs by designating patterns which are responsive to the physical characteristics of the land as well as to environmental, economic and social concerns of the residents of Stanislaus County.

TWO: Ensure compatibility between land uses.

THREE: Foster stable economic growth through appropriate land use policies.

FOUR: Ensure that an effective level of public service is provided in unincorporated areas.

FIVE: Complement the general plans of cities within the County.

CIRCULATION ELEMENT

ONE: Provide a system of streets and roads throughout the County which meets land use needs.

TWO: Support a broad range of transportation modes.

CONSERVATION/OPEN SPACE ELEMENT

ONE: Encourage the protection and preservation of natural and scenic areas throughout the County.

TWO: Conserve water resources and protect water quality in the County.

THREE: Provide for the long-term conservation and use of agricultural lands.

FOUR: Provide for the open-space recreational needs of the residents of the County.

FIVE: Reserve, as open space, lands subject to natural disaster in order to minimize loss of life and property of residents of Stanislaus County.

SIX: Improve air quality.

SEVEN: Support efforts to minimize the disposal of solid waste through source reduction, reuse, recycling, composting and transformation activities.

EIGHT: Preserve areas of national, state, regional and local historical importance.

NINE: Manage extractive natural resources to ensure an adequate supply without degradation of the environment.

TEN: Protect fish and wildlife species of the County.

ELEVEN: Conserve resources through promotion of waste reduction, reuse, recycling, composting, ride-share programs and alternative energy sources such as mini-hydroelectric plants, gas and oil exploration, and transformational facilities such as waste-to-energy plants.

NOISE ELEMENT

ONE: Protect the economic base of the County by preventing the encroachment of incompatible land uses near known noise producing industries, railroads, airports and other sources.

TWO: Protect the citizens of Stanislaus County from the harmful effects of exposure to excessive noise.

SAFETY ELEMENT

ONE: Prevent loss of life and reduce property damage as a result of natural disasters.

TWO: Minimize the effects of hazardous conditions that might cause loss of life and property.

AGRICULTURAL ELEMENT

ONE: Strengthen the agricultural sector of our economy.

TWO: Preserve our agricultural lands for agricultural uses.

THREE: Protect the natural resources that sustain our agricultural industry.

HOUSING ELEMENT

ONE: Encourage the provision of adequate, affordable housing including units for rent and for ownership for residents of all income groups, including very low-, low- and moderate-income households.

TWO: Maximize housing choices and opportunities throughout Stanislaus County.

THREE: Conserve and improve Stanislaus County's existing housing stock.

FOUR: Designate sufficient sites for all types of residential development required to meet projected future housing needs.

FIVE: Minimize governmental constraints to affordable housing in Stanislaus County.

Chapter One

LAND USE ELEMENT

AUTHORITY

Section 65302a of the California Government Code requires the County to adopt a "land use element which designates the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of land. The land use element shall include a statement of standards of population density and building intensity recommended for the various districts and other territory covered by the plan. The land use element shall identify areas covered by the plan which are subject to flooding and shall be reviewed annually with respect to those areas. The land use element shall designate, in a land use category that provides for timber production, those parcels of real property zoned for timberland production pursuant to the California Timberland Productivity Act of 1982." Stanislaus County does not have any land which falls under the latter category.

GOALS, POLICIES AND IMPLEMENTATION MEASURES

GOAL ONE

Provide for diverse land use needs by designating patterns which are responsive to the physical characteristics of the land as well as to environmental, economic and social concerns of the residents of Stanislaus County.

POLICY ONE

Land will be designated and zoned for agricultural, residential, commercial, industrial, or historical uses when such designations are consistent with other adopted goals and policies of the general plan.

IMPLEMENTATION MEASURES

1. In reviewing proposals for amendments to land use designations, the County shall evaluate how the proposal would advance the long-term goals of the County.
   Responsible Departments: Planning Department, Planning Commission, Board of Supervisors

2. The zoning district map of the County shall be reviewed to verify that no conflicts exist between land use designations and zoning districts. A report of this review shall be submitted to the Planning Commission not later than January 4, 1996.
   Responsible Department: Planning Department

POLICY TWO

Land designated Agriculture shall be restricted to uses that are compatible with agricultural practices, including natural resources management, open space, outdoor recreation and enjoyment of scenic beauty.

IMPLEMENTATION MEASURE

1. Agricultural areas should generally be zoned for 40- to 160-acre minimum parcel sizes. Exceptions include land in a ranchette area so identified because of significant existing parcelization of property, poor soils, location, and other factors which limit the agricultural productivity of the area.
   Responsible Departments: Agricultural Commissioner, Planning Department, Planning Commission, Board of Supervisors

POLICY THREE

Land use designations shall be consistent with the criteria established in this element.

IMPLEMENTATION MEASURE

1. Requests for General Plan amendments shall be carefully reviewed for consistency with the criteria established in the **DESIGNATIONS** section of this element for locating these designations. Applications which are inconsistent shall be denied.
   Responsible Departments: Planning Department, Planning Commission, Board of Supervisors

POLICY FOUR

Urban development shall be discouraged in areas with growth-limiting factors such as high water table or poor soil percolation, and prohibited in geological fault and hazard areas, flood plains, riparian areas, and airport hazard areas unless measures to mitigate the problems are included as part of the application.

IMPLEMENTATION MEASURES

1. All requests for development which require discretionary approval and include lands adjacent to or within riparian habitat shall include measures for protecting that habitat.
   Responsible Departments: Agricultural Commissioner, Planning Department, Planning Commission, Board of Supervisors

2. Applications for development in areas with growth-limiting factors such as high water table, poor soil percolation, geological fault areas, flood plains, and airport hazard areas shall include measures to mitigate the problems.
   Responsible Departments: Public Works, Environmental Resources, Planning Department, Planning Commission, Board of Supervisors

3. Development within the 100-year flood boundary shall meet the requirements of Chapter 16.40 (Flood Damage Protection) of the County Code and within the designated floodway shall obtain Reclamation Board approval.
   Responsible Departments: Public Works, Planning Department, Planning Commission, Board of Supervisors

4. The County will continue to enforce the height limiting ordinance near airports.
   Responsible Departments: Planning Department, Board of Supervisors

5. The County shall enforce the provisions of the Alquist-Priolo Earthquake Fault Zoning Act that limits development in areas identified as having special seismic hazards. See Map 5-1 of the Support Documentation for the location of the zone.
   Responsible Departments: Building Inspection, Planning Department, Public Works, Planning Commission, Board of Supervisors

POLICY FIVE

Residential densities as defined in the General Plan shall be the maximum based upon environmental constraints, the availability of public services, and acceptable service levels. The densities reflected may not always be achievable and shall not be approved unless there is proper site planning and provision of suitable open space and recreational areas consistent with the supportive goals and policies of the General Plan.

IMPLEMENTATION MEASURE

1. Residential development shall not be approved at the maximum density if: (1) it threatens riparian habitat; (2) growth-limiting factors such as high water table, poor soil percolation, geological fault areas, and airport hazard areas exist; (3) development is in a designated floodway or does not meet the requirements of Chapter 16.40 of the County Code; (4) it does not comply with airport height limiting ordinance restrictions; (5) there is lack of, or inadequate, sanitary sewer or public water service; or (6) environmental impacts, including traffic, cannot be mitigated.
   Responsible Departments: Planning Department, Environmental Resources, Public Works, Planning Commission, Board of Supervisors

POLICY SIX

Preserve and encourage upgrading of existing unincorporated urban communities.

IMPLEMENTATION MEASURES

1. The County in association with the Redevelopment Agency will use redevelopment as a tool to upgrade existing urban areas that meet the requirements of the State of California redevelopment law.
   Responsible Departments: Planning Department, Stanislaus County Redevelopment Agency, Planning Commission, Board of Supervisors

2. The County will apply for federal and state funds to aid in upgrading existing urban areas.
   Responsible Department: Redevelopment Agency, Planning Department, Parks and Recreation, County Executive Office, Board of Supervisors

3. Land within the sphere of influence of a community services district, sanitary district or domestic water district shall be rezoned for development only if the US (Urban Service) combining district is used.
   Responsible Departments: Planning Department, Planning Commission, Board of Supervisors

POLICY SEVEN

Riparian habitat along the rivers and natural waterways of Stanislaus County shall to the extent possible be protected.

IMPLEMENTATION MEASURE

1. All requests for development which require discretionary approval and include lands adjacent to or within riparian habitat shall include measures for protecting that habitat.
   Responsible Departments: Planning Department, Planning Commission, Board of Supervisors

POLICY EIGHT

The County will continue to provide proper ordinances to ensure that flood insurance can be made available to qualified property owners through state and federal programs.

IMPLEMENTATION MEASURE

1. Development within the 100-year flood boundary shall meet the requirements of Chapter 16.40 (Flood Damage Protection) of the County Code and within the designated floodway shall obtain Reclamation Board approval.
   Responsible Departments: Public Works, Planning Department, Planning Commission, Board of Supervisors

POLICY NINE

The Land Use Element shall be maintained so that it is responsive to change.

IMPLEMENTATION MEASURES

1. The Land Use Element shall be comprehensively updated as found necessary by the Board of Supervisors. Every attempt shall be made to do so at least once every five years.
   Responsible Departments: Planning Department, Planning Commission, Board of Supervisors

2. All of the community plans shall be reviewed and updated as found necessary by the Board of Supervisors. Substantial changes to these plans shall be permitted only in conjunction with a complete community plan update unless the Director of Planning and Community Development finds that (1) the plan has been completely updated within the past three years and the proposed changes can be adequately evaluated based on that updated plan or (2) the proposed change will have no major or demonstrable impact on the surrounding area or on the community in general.
   Responsible Departments: Planning Department, Planning Commission, Board of Supervisors

3. An annual report shall be made to the Board of Supervisors on the status of the General Plan and progress in its implementation as required in Section 65400 (b) of the Government Code.
Responsible Department: Planning Department

POLICY TEN

New areas for urban development (as opposed to expansion of existing areas) shall be limited to less productive agricultural areas.

IMPLEMENTATION MEASURES

1. Requests for designation of new urban areas shall be reviewed by the County to determine whether the land is located in a less productive agricultural area based on considerations identified in the Agricultural Element.
Responsible Departments: Planning Department, Agricultural Commissioner, Planning Commission, Board of Supervisors

2. Requests for designation of new urban areas shall be accompanied by a plan and implementation methods to provide all appropriate urban services.
Responsible Departments: Planning Department, Environmental Resources, Fire Safety, Sheriff, Parks, Library, Planning Commission, Board of Supervisors

3. Proposed amendments to the General Plan map that would allow the conversion of agricultural land to non-agricultural uses shall be approved only if they are consistent with the conversion criteria stated in the Agricultural Element.
Responsible Departments: Planning Department, Planning Commission, Board of Supervisors

GOAL TWO

Ensure compatibility between land uses.

POLICY ELEVEN

Development of residential areas shall be adjacent to existing compatible unincorporated urban development or, in the case of remote development, included as part of a specific plan.

IMPLEMENTATION MEASURE

1. The criteria for location of residential areas as described in the **DESIGNATIONS** section of this element shall be applied to all requests for residential designation.
   Responsible Departments: Planning Department, Planning Commission, Board of Supervisors

POLICY TWELVE

The expansion of urban boundaries of unincorporated communities shall attempt to minimize conflict between various land uses.

IMPLEMENTATION MEASURES

1. The County shall ensure that expansion of urban boundaries of unincorporated communities is accomplished in an orderly manner to limit the area of conflict as much as possible. Substantial changes to community plans shall be permitted only as specified under Policy Nine, Implementation Measure 2.
   Responsible Departments: Planning Department, Agriculture Commissioner, Planning Commission, Board of Supervisors

2. Before redesignating land designated Agriculture in the General Plan in the process of expanding an existing unincorporated community, the County shall require that the existing community plan be updated or, if a community plan does not already exist, that one be adopted.
   Responsible Departments: Planning Department, Planning Commission, Board of Supervisors

3. In the process of establishing a new, self-contained community, the County shall require that a specific plan be adopted before approving the redesignation of any land designated Agriculture in the General Plan.
   Responsible Departments: Planning Department, Planning Commission, and Board of Supervisors

POLICY THIRTEEN

Expansion of urban boundaries of unincorporated communities should be based on infilling and elimination of existing "islands" and should not permit leapfrog development or create new "islands."

IMPLEMENTATION MEASURE

1. The County shall not approve applications (such as General Plan amendments, rezones, or tentative maps) for expansion of urban boundaries of unincorporated communities that would create "islands" or disregard infilling.
   Responsible Departments: Planning Department, Planning Commission, Board of Supervisors

POLICY FOURTEEN

Uses shall not be permitted to intrude into or be located adjacent to an agricultural area if they are detrimental to continued agricultural usage of the surrounding area.

IMPLEMENTATION MEASURES

1. All development proposals that require discretionary action shall be carefully reviewed to ensure that approval will not adversely affect an existing agricultural area.
   Responsible Departments: Planning Department, Agricultural Commissioner, Planning Commission, Board of Supervisors

2. Proposed amendments to the General Plan map that would allow the conversion of agricultural land to non-agricultural uses shall be approved only if they are consistent with the County's conversion criteria, as stated in the Agricultural Element.
   Responsible Departments: Agricultural Commissioner, Planning Department, Planning Commission, Board of Supervisors

POLICY FIFTEEN

Uses should not be permitted to intrude into or be located adjacent to areas that are identified as existing and/or potential sites for solid waste facilities if such uses would not be compatible.

IMPLEMENTATION MEASURES

1. Potential conflicts with existing solid waste facilities shall be avoided.
   Responsible Departments: Environmental Resources, Public Works, Planning Department, Planning Commission, Board of Supervisors

2. When the Countywide Integrated Waste Management Plan is adopted, those sites which are identified as potential solid waste facilities should be protected from land use conflicts.
   Responsible Departments: Environmental Resources, Public Works, Planning Dept., Planning Commission, Board of Supervisors

GOAL THREE

Foster stable economic growth through appropriate land use policies.

POLICY SIXTEEN

Agriculture, as the primary industry of the County, shall be promoted and protected.

IMPLEMENTATION MEASURES

1. The County shall require a 10-acre minimum parcel size for parcels requesting inclusion in the Williamson Act.
   Responsible Departments: Planning Department, Board of Supervisors

2. As land is designated to accommodate new businesses, the County shall give priority to utilizing less productive agricultural areas.
   Responsible Departments: Planning Department, Agricultural Commissioner, Planning Commission, Board of Supervisors

3. Specific plans shall be encouraged when non-agricultural uses are proposed within areas designated for agriculture.
   Responsible Departments: Planning Department, Planning Commission, Board of Supervisors

4. The County shall continue to implement the Agricultural Element.
   Responsible Departments: Planning Department, Agricultural Commissioner, Planning Commission, Board of Supervisors

5. Where parcels under a Williamson Act contract are divided and result in parcels of less than ten acres, a notice of non-renewal shall be filed for the contract on those parcels. This affects subdivision maps, parcel maps, and lot line adjustments.
   Responsible Departments: Planning Department, Planning Commission, Board of Supervisors

POLICY SEVENTEEN

Promote diversification and growth of the local economy.

IMPLEMENTATION MEASURES

1. Encourage the Stanislaus County Economic Development Corporation to promote Stanislaus County as a profitable location for industry.
   Responsible Department: Board of Supervisors

2. The Board shall support the introduction of businesses in the County through consideration of suitable financial mechanisms such as Industrial Revenue Bonds.
   Responsible Departments: Planning Department, Board of Supervisors

3. Continue to implement achievable components of the 1989 Economic Strategic Plan.
Responsible Departments: Planning Department, Planning Commission, Board of Supervisors

4. Encourage the development of new industries and the retention of existing industries that help the community reduce, recycle, and/or reuse waste that would otherwise require disposal.
Responsible Departments: Environmental Resources, Board of Supervisors

5. Allow private recreational uses where they are not found to cause land use conflicts.
Responsible Departments: Planning Department, Parks and Recreation, Planning Commission, Board of Supervisors

6. Emphasize the conservation and development of significant mineral resources as identified by the State Division of Mines and Geology in its report entitled Mineral Land Classification of Stanislaus County, California (Special Report, 173) by implementing the policies and implementation measures specified under Goal Nine of the Conservation/Open Space Element.
Responsible Departments: Planning Department, Planning Commission, Board of Supervisors

7. Strengthen the agricultural sector of the economy by continuing to implement the strategies for agriculture-related economic development identified under Goal One of the Agricultural Element.
Responsible Departments: U.C. Cooperative Extension, Agricultural Commissioner, Planning Department, Planning Commission, Department of Environmental Resources, Board of Supervisors

8. Encourage tourism in Stanislaus County by participating in efforts to develop a tourism program, including marketing strategies and objectives.
Responsible Departments: Planning Department, Planning Commission, Board of Supervisors

POLICY EIGHTEEN

Accommodate the siting of industries with unique requirements.

IMPLEMENTATION MEASURE

1. The criteria described in the **DESIGNATIONS** section of this element shall be applied in the siting of industries with unique requirements.
Responsible Departments: Planning Department, Planning Commission, Board of Supervisors

POLICY NINETEEN

Nonconforming uses are an integral part of the County's economy and, as such, should be allowed to continue.

IMPLEMENTATION MEASURE

1. Maintain current Zoning Ordinance provisions (Chapter 21.80 of the County Code) which permit replacement or expansion of nonconforming uses.
   Responsible Departments: Planning Department, Planning Commission, Board of Supervisors

POLICY TWENTY

Facilitate retention and expansion of existing businesses.

IMPLEMENTATION MEASURES

1. The County shall support the Stanislaus County Economic Development Corporation.
   Responsible Departments: Board of Supervisors, Planning Department

2. The County shall investigate the use of federal and state funds to provide incentives for businesses to locate, expand or relocate in Stanislaus County.
   Responsible Departments: Planning Department, Board of Supervisors

GOAL FOUR

Ensure that an effective level of public service is provided in unincorporated areas.

POLICY TWENTY-ONE

At least three net acres of developed neighborhood parks, or the maximum number of acres allowed by law, should be provided for every 1,000 residents.

IMPLEMENTATION MEASURE

1. Continue to implement the strategies identified under Goal Four of the Conservation/Open Space Element.
   Responsible Departments: Parks Department, Parks Commission, Planning Department, Planning Commission, Chief Executive Office, Board of Supervisors

POLICY TWENTY-TWO

Future growth shall not exceed the capabilities/capacity of the provider of services such as sewer, water, public safety, solid waste management, road systems, schools, health care facilities, etc.

IMPLEMENTATION MEASURES

1. The County shall continue to implement its Public Facilities Fees Program, which is intended to help finance public facilities needed to maintain current levels of service.
   Responsible Departments: Chief Executive Office, Public Facilities Fees Committee, Building Inspections Division, Auditor-Controller, Board of Supervisors

2. Only development requests for which sewer service capacity that meets the standards of Measure X and domestic water are available shall be approved.
   Responsible Departments: Environmental Resources, Planning Department, Planning Commission, Board of Supervisors

3. Benefit assessment districts, County Service Areas (CSA's), Mello-Roos Districts or other similar districts shall be formed as needed to pay for the cost of providing ongoing appropriate services.
   Responsible Departments: Sheriff, Fire Safety, Library, Public Works, Parks & Recreation, Treasurer-Tax Collector, Auditor-Controller, Environmental Resources, Social Services, Stanislaus Medical Center, Planning Department, Planning Commission, Chief Executive Office, Board of Supervisors

4. The County shall continue to work with independent fire districts to implement fees to help finance public facilities to support their services.
   Responsible Departments: Fire Safety, Chief Executive Office, Board of Supervisors

5. The current level of service of public agencies shall be determined and not allowed to deteriorate as a result of new development.
Responsible Departments: Sheriff, Fire Safety, Public Works, Environmental Resources, Parks & Recreation, Library, Social Services, Stanislaus Medical Center, Planning Department, Planning Commission, Treasurer-Tax Collector, Auditor-Controller, Chief Executive Office, Board of Supervisors

6. Rezoning of property for development prior to annexation to a special district that will provide urban services (i.e., sanitary sewer district, domestic water district, or community service district) shall be approved only if the US zoning district is used as a combining district.
Responsible Departments: Planning Department, Planning Commission, Board of Supervisors

7. Only development requests which have recognized and mitigated any significant impacts on solid waste reduction, recycling, disposal, reuse, collection, handling, and removal shall be approved.
Responsible Departments: Environmental Resources, Planning Department, Planning Commission, Board of Supervisors

8. Only development requests which have recognized and reasonably mitigated significant impacts on school facilities shall be approved.
Responsible Departments: Planning Department, Planning Commission, Board of Supervisors

9. The County will coordinate development with existing irrigation, water, utility and transportation systems by referring projects to appropriate agencies and organizations for review and comment.
Responsible Department: Planning Department

POLICY TWENTY-THREE

New development shall pay its fair share of the cost of cumulative impacts on circulation and transit systems.

IMPLEMENTATION MEASURES

1. Benefit assessment districts or other similar districts shall be formed as needed to pay for the cost of providing ongoing appropriate transportation services.
Responsible Departments: Public Works, Treasurer-Tax Collector, Auditor-Controller, Chief Executive Office, Board of Supervisors

2. Traffic impacts shall be identified and impact mitigation fees shall be paid by the subdivider and/or developer.
Responsible Departments: Public Works, Planning Department, Planning Commission, Board of Supervisors

3. The level of service (LOS) for all roadways and intersections shall be at least a "C" level, unless they are located within the sphere of influence of a city that has adopted a lower level of service.
Responsible Departments: Public Works, Planning Department, Planning Commission, Board of Supervisors

4. Applicants for General Plan amendments shall coordinate with the Stanislaus Area Association of Governments (SAAG) Congestion Management Program to mitigate traffic impacts.
Responsible Departments: Planning Department, Public Works, Planning Commission, Board of Supervisors

GOAL FIVE

Complement the general plans of cities within the County.

POLICY TWENTY-FOUR

Development, other than agricultural uses and churches, which requires discretionary approval and is within the sphere of influence of cities or in areas of specific designation created by agreement (e.g., Sperry Avenue and East Las Palmas Corridors), shall not be approved unless first approved by the city within whose sphere of influence it lies or by the city for which areas of specific designation were agreed. Development requests within the spheres of influence or areas of specific designation of any incorporated city shall not be approved unless the development is consistent with agreements with the cities which are in effect at the time of project consideration. Such development must meet the applicable development standards of the affected city as well as any public facilities fee collection agreement in effect at the time of project consideration. (Comment: This policy refers to those development standards that are transferable, such as street improvement standards, landscaping, or setbacks. It does not always apply to standards that require connection to a sanitary sewer system, for example, as that is not always feasible.)

IMPLEMENTATION MEASURES

1. All discretionary development proposals within the sphere of influence or areas of specific designation of a city shall be referred to that city to determine whether or not the proposal shall be approved and whether it meets their development standards. If development standards of the city and County conflict, the city's standards shall govern.
   Responsible Departments: Planning Department, Planning Commission, Board of Supervisors

2. The policies described in the section on **SPHERES OF INFLUENCE** for projects within a city's sphere of influence or areas of specific designation shall be followed.
   Responsible Departments: Planning Department, Planning Commission, Board of Supervisors

3. The County shall limit its approval of discretionary projects in spheres of influence to agricultural uses, churches and projects recommended for approval by the city unless such projects are exempt from this implementation measure as a result of individual city/county agreements (e.g., upper McHenry Avenue, Beard Tract areas).
   Responsible Departments: Planning Department, Planning Commission, Board of Supervisors

4. Discretionary projects in areas zoned other than A-2 (General Agriculture) prior to the applicable agreement with the city within whose sphere of influence the project lies shall not be allowed to develop consistent with the current zone classification unless they first obtain approval for the project from the city.
   Responsible Departments: Planning Department, Planning Commission, Board of Supervisors

5. Non-discretionary projects in spheres of influence shall be allowed to develop with existing entitlements.
Responsible Departments: Planning Department, Building Inspection Division, Public Works Department

SPHERES OF INFLUENCE

BACKGROUND

In 1973, Stanislaus County adopted a new General Plan concept called Urban Transition. This designation was placed on property outside the city limits but within the city's general plan boundary. One of the reasons for development of this designation was ongoing conflicts between the County and the cities. The County routinely approved development of land within a city's general plan boundary without regard to consistency with the city's plans. This caused a variety of problems for a city. First, although rare, development sometimes occurred which was not acceptable to the city, therefore, no attempt was made to annex the property resulting in islands of unincorporated area within a city. Second, if the County permitted urban development within the County, there was no incentive for the property owner to annex. This often prevented annexation. Third, even if the city wanted to annex the property and the property owner agreed, the development seldom met city standards with respect to street improvements, landscaping, signage, etc. At this point, there was no recourse for the city to upgrade the requirements.

With the adoption of the Urban Transition designation, development in most instances was required to annex before approval. Development which was allowed by ordinance without annexation was referred to the appropriate city for comment. The intent of the referral was to gain city input on whether or not a proposal was consistent with the city's plans and, if so, did the proposed development standards equal what the city would require if development were to occur in the city.

Originally, referrals were only made if the general plan designation was Urban Transition although the Urban Transition area is only a portion of the area within a city's general plan boundary. Gradually, referrals were made of all applications within a city's general plan boundary regardless of whether or not the property was designated Urban Transition.

In late 1984, the Local Agency Formation Commission (LAFCO) adopted spheres of influence for each city as required by state law. These spheres are "a plan for the probable ultimate physical boundaries and service area of a local agency." (Section 56425 of the California Government Code.) Since a sphere of influence is usually the general plan boundary of a city, the term more accurately describes the area in which referrals have been made.

POLICY

Whenever an application is to be considered which includes property within the sphere of influence of a city or special district (e.g., sewer, water, community services) or areas of specific designation created by agreement between County and City, the following procedures should be followed:

1. Development, other than agricultural uses and churches, which requires discretionary approval from incorporated cities shall be referred to that city for preliminary approval. The project shall not be approved by the County unless written communication is received from the city memorializing their approval. If approved by the city, the city should specify what conditions are necessary to ensure that development will comply with city development standards. Requested conditions for such things as sewer service in an area where none is available shall not be imposed. Approval from a city does not preclude the County decision-making body from exercising discretion, and it may either approve or deny the project.

2. Agricultural uses and churches which require discretionary approval should be referred to that city for comment. The County Planning Commission and Board of Supervisors shall consider the responses of the cities in the permit process. If the County finds that a project is inconsistent with the city's general plan designation, it shall not be approved. Agricultural use and churches shall not be considered inconsistent if the only inconsistency is with a statement that a development within the urban transition area or sphere of influence shall be discouraged (or similar sweeping statement). The city shall be asked to respond to the following questions:

   (a) Is the proposed project inconsistent[1] with the land use designation on the city's general plan? If so, please include a copy of the map (or that portion which includes the subject property) and the text describing uses permitted for the general plan designation. All findings of inconsistency must include supporting documentation.

   (b) If the project is approved, specifically what type of conditions would be necessary to ensure the development will comply with city development standards such as street improvements, setbacks and landscaping?

In the case of a proposed project within the sphere of influence of a sanitary sewer district, domestic water district or community services district, the proposal shall be forwarded to the district board for comment regarding the ability of the district to provide services. If the district serves an unincorporated town with a Municipal Advisory Council (MAC), the proposal shall also be referred to the MAC for comment.

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[1]The question is specifically phrased to ask if a proposed project is inconsistent with the General Plan designation. This is intended to (a) encourage a city to specifically designate all land within its Sphere of Influence if it wants to oppose development proposals within the Sphere, and (b) to assure that tangible proof is submitted if denial is requested. This will eliminate the County's dilemma of trying to prove something is consistent with an inadequate General Plan.

DESIGNATIONS

The following land use designations shall be used in the unincorporated area of the County. They are intended to further the Land Use Element goals and policies. If any of these designations fall within the sphere of influence of a sanitary sewer district, domestic water district, or community services district that provides services to an unincorporated town, it will be necessary to consult the **COMMUNITY PLANS** section to determine if any modification of the designation applies. For areas within such a sphere of influence, the community plans indicate the proposed future General Plan designations.

State of California requirements for the Land Use Element state the General Plan should designate general distribution and location of land for various kinds of uses. Most of these, such as housing, industry and agriculture, are identifiable by the obvious nature of their specific designations. There are, however, certain kinds of uses which are not so obvious. These uses are education, public buildings and grounds, and solid and liquid waste disposal facilities. In addition, the Land Use Element must identify areas that are subject to flooding. Information follows regarding specific land uses and areas which are subject to flooding.

ESTATE RESIDENTIAL

Intent. The intent of the Estate Residential designation is to satisfy the desires of people who wish to live on a relatively small parcel in a rural setting and are willing to accept less than the full range of urban services. It should be applied only to land which is beyond the projected ultimate (or 20-year) service area of a city or special district which provides urban services and which is outside the adopted sphere of influence for a community.

Zoning. The R-A (Rural Residential) zone is appropriate within this designation. PD (Planned Development) zoning may also be appropriate provided the development does not exceed the established building intensity of this designation. Building intensity normally is zero to one dwelling unit per three acres. Building intensity may increase to two dwellings per three acres for properties with temporary mobile homes as allowed by zoning regulations. Population density averages approximately one to two persons per acre.

Appropriate Locations. The Estate Residential designation is appropriate in areas beyond the sphere of influence of a city (or special district which provides urban services) which is a less productive agricultural area but capable of supporting rural residential development. Among the factors to be considered in making this determination are: (1) existing and potential agricultural suitability (availability of irrigation facilities, crop history and potential); (2) surrounding land use (impacts caused by possible intrusion of rural residential uses and non-agricultural uses); (3) septic tank suitability (Environmental Resources standards for minimum area requirements and potential impacts of a concentration of septic tanks); (4) surrounding parcel size (conformity to adjacent parcel sizes); (5) soil type (soil grade and Storie rating); (6) public road access (length of necessary accesses, condition of existing public roads and future plans for both public roads and private access roads as determined by the Department of Public Works); (7) aesthetic characteristics (removal of natural vegetation, impairment of scenic view, introduction of uses or structures not in the same character as the surrounding area); and (8) anticipated environmental impact (removal of habitat of rare or endangered plant or animal, removal of riparian areas and impacts on natural resources).

LOW-DENSITY RESIDENTIAL

Intent. The intent of this designation is to provide appropriate locations and adequate areas for single-family detached homes, in either conventional or clustered configurations. Single-family detached dwellings are the predominant housing type in areas so designated, and would remain so under this designation. Semi-detached dwellings and manufactured housing would be consistent with this designation.

Zoning. R-A (Rural Residential) and R-1 (Single-Family Residential) zones are appropriate within this designation. PD (Planned Development) zoning may also be appropriate provided the development does not exceed the established building intensity of this designation. The use of the US (Urban Service) combining district in conjunction with any of the above zones would be appropriate for areas adjacent to unincorporated towns so that annexation to and service from the adjoining sanitary sewer district or community services district is required prior to development. Residential building intensity when served by a community services district or sanitary sewer district and public water district is zero to eight units per net acre. Building intensity for areas not served by public water and sewer service is zero to two units per net acre. Population density ranges from zero to 25 persons per net acre in areas served by public water and sewer and zero to six persons per net acre in other areas. Small second units, as permitted by State Law, may increase both the building intensity and the population density to a limited degree within this designation.

Appropriate Locations. The Low-Density Residential designation is appropriate in established residential areas characterized by single-family dwellings. It would also be appropriate in areas: (a) designated by the Board of Supervisors for ranchettes of 1/2 to one acre in size if the area is a less productive agricultural area but capable of supporting rural residential development based on the eight factors to be considered in locating "Estate Residential" land; or (b) adjacent to unincorporated towns which can serve the development after annexation to and service by a sanitary district or community services district.

MEDIUM-DENSITY RESIDENTIAL

Intent. The intent of this designation is to provide appropriate locations for single- and multi-family units, primarily in semi-detached or clustered arrangements. Typical housing types would be single-family detached manufactured houses, duplexes, triplexes and low-mass multi-family units (townhouses and garden apartments). All lands within this designation shall be within the boundaries of a community services district, sanitary district or similar public district which provides urban services except where such designation existed at the time of adoption of this plan.

Zoning. The R-2 (Medium-Density Residential) zone is appropriate within this designation. PD (Planned Development) zoning may also be appropriate provided the development does not exceed the established building intensity of this designation. PD zoning which allows sewage generated on site to be metered into the disposal system during non-peak hours is encouraged in communities with limited system capacity. Residential building intensity varies from zero to 14 units per net acre. Population density ranges from zero to 45 persons per net acre.

Appropriate Locations. The Medium-Density Residential designation would be appropriate in areas adjacent to unincorporated towns where the Board of Supervisors has determined, pursuant to a community plan, that medium-density residential use is needed. These areas will be developed only after annexation to and service by a sanitary district or community services district.

MEDIUM HIGH-DENSITY RESIDENTIAL

Intent. The intent of this designation is to provide appropriate locations for housing types including duplexes, triplexes, fourplexes, and apartment buildings. This designation shall be within the boundaries of a community services district, sanitary district or similar public district which provides urban services.

Zoning. The R-3 (Multiple-Family Residential) zone is appropriate within this designation. PD (Planned Development) zoning may also be appropriate provided the development does not exceed the established building intensity of this designation. PD zoning which allows sewage generated on site to be metered into the disposal system during non-peak hours is encouraged in communities with limited system capacity. Residential building intensity varies from zero to 25 units per net acre. Population density ranges from zero to 85 persons per net acre.

Appropriate Locations. The Medium High-Density Residential designation is appropriate in established residential areas characterized by duplexes, triplexes, fourplexes, and apartment buildings. It would also be appropriate in areas adjacent to unincorporated towns where the Board of Supervisors has determined, pursuant to a community plan, that medium high-density residential use is needed. These areas will be developed only after annexation to and service by a sanitary district or community services district.

COMMERCIAL

Intent. The intent of this designation is to indicate areas best suited for various forms of light or heavy commercial uses, including, but not limited to, retail, service and wholesaling operations. The County has one designation to correspond to the various commercial zoning districts. This designation is intended for lands which demonstrate a valid supportive relationship to other existing or projected urban development.

Zoning. C-1 (Neighborhood Commercial), C-2 (General Commercial), and H-I (Highway Frontage Commercial) zones shall be considered consistent with this designation. PD (Planned Development) zoning may also be appropriate provided the development does not exceed the established building intensity of this designation. The building intensity shall be determined by Zoning Ordinance development standards for setback, landscaping, height, parking and other requirements except that residential building intensity shall not exceed 25 units per net acre. In no case shall buildings exceed 75 feet in height, nor shall they cover so much of the lot that insufficient area remains for parking, landscaping, etc. In commercial zones which allow dwelling units, population density can range from zero to 85 persons per net acre.

Appropriate Locations. The Commercial designation is appropriate in areas already committed to commercial use. In unincorporated towns this designation is appropriate for Central Business Districts and other areas within the sanitary sewer or community services district in sufficient amount to serve the needs of the community. Areas adjacent to community services district may also be appropriate if the US (Urban Service) combining zone is utilized.

INDUSTRIAL

Intent. The intent of this designation is to indicate areas for various forms of light or heavy industrial uses, including, but not limited to, manufacturing and warehousing. Generally, the Industrial designation shall be used in areas where public sewer and water are available or where the restrictions of the Planned Industrial designation are inappropriate. The Planned Industrial designation shall be used instead of the Industrial designation unless (a) the property to be designated is intended for a single-use applicant not permitted in the Planned Industrial designation and the applicant needs a very large site (see discussion under **Designating New Industrial Areas** or (b) the property is adjacent to an existing industrial area which is reaching capacity and whose services can be extended to serve the expansion.

Zoning. The LM (Limited Industrial), M (Industrial) and PI (Planned Industrial) zones shall be consistent with this designation. PD (Planned Development) zoning may also be appropriate provided the development does not exceed the established building intensity of this designation. Building intensity is governed by the fact that the Zoning Ordinance prohibits more than 75% coverage of the property by buildings. Buildings for human occupancy shall not exceed 75 feet in height. Population density is almost nonexistent as only one residential unit per parcel is allowed and then only if it is secondary to the industrial use of the property.

Existing Locations. Nearly all existing industrial areas are within or adjacent to the sphere of influence of a city or special district which serves an unincorporated town. Only one industrial area (on the northwest corner of Claribel and the Oakdale/Waterford Highway) is removed from an established urban area. Although new areas to be designated Industrial should be chosen based on the criteria discussed in the following section **(Designating New Industrial Areas)**, the following areas already are established and shall remain as being appropriate:

> The cities/towns of Crows Landing, Denair, Riverbank, Turlock and Westley have industrial areas along railroads which parallel their boundaries. Keyes, Modesto, and Turlock have industrial areas along Highway 99. Oakdale has industrial land around the Hershey plant south of town and near Riverbank is the Norris Industries Plant. Newman has one parcel on the south side of Inyo, east of the city limits designated Industrial, and the southeast corner of Kiernan Avenue and Sisk Road in Salida is also designated Industrial. There are several industrial areas in the Modesto area including (a) the Beard Tract on the south side of Yosemite Boulevard; (b) south 7th Street between Hatch Road and the Tuolumne River; (c) the east side of Crows Landing Road on both sides of Whitmore Avenue; and (d) a portion of the North Modesto Industrial Park on the south side of Kiernan Avenue, west of McHenry.

Designating New Industrial Areas. The amount of land designated as Industrial in the County has changed very little in the past 10 years, decreasing slightly through annexation to cities. Although a great deal of land is still available for industrial development, more than 70% is located in the Beard Tract.

The criteria listed below shall be used in evaluating potential areas, both for general Industrial designation and for designating sites for industries that need very large sites. There are few industries with the need for extremely large parcels, but they do exist. It is not practical to designate a large industrial area because a large amount of land might lay idle for an extended period of time. If an industry requiring a large site approaches the County or if more industrial sites are needed, the following criteria shall be used in determining whether or not a site is suitable for being designated Industrial:

a. **Access.** The proposed site should have adequate access to handle the type and quantity of traffic associated with industrial uses without impacting existing facilities. This shall usually mean that the area will be located on a major road at a minimum, with location on a state highway preferred.

b. **Sewage disposal.** Public sanitary sewer service should be available and a written commitment for service received. (Lands suitable for industrial development but without public sanitary sewer service should more appropriately be designated Planned Industrial.)

c. **Water.** An adequate supply of potable water should be available for industrial usage including water needed for fire suppression. Generally this will require a public water supply in order to meet fire flow standards.

d. **Infrastructure.** Other utilities (such as natural gas, electricity) shall be reasonably available to the site as might be required by the proposed uses.

e. **Topography.** The site is physically suitable for industrial development.

f. **Williamson Act and other constraints to development.** The site should be free from constraints such as valid Williamson Act Contracts that would inhibit rezoning and development of the area.

g. **Conflicts.** The proposed site development shall not cause land use conflicts with surrounding properties. From this viewpoint, expansion of existing areas is more desirable than designating totally new areas.

h. **City general plan land use designation.** Any new areas proposed for industrial designation shall not be inconsistent with the General Plan of any city in whose sphere of influence they lie.

i. **Countywide Integrated Waste Management Plan.** Any new areas proposed for industrial designation shall be consistent with the Countywide Integrated Waste Management Plan.

PLANNED INDUSTRIAL

Intent. The intent of this designation is to provide locations for light industrial development. Such locations may be so designated on the initiative of the County or may be requested by a property owner or group of property owners. The Planned Industrial designation shall be preferred to the Industrial designation as it allows more control of development to ensure that impacts on adjoining properties are reduced. It shall be used largely in areas without public sewer and/or water service but shall only be used if it is practical, both physically and financially, to provide sewage disposal and water service as needed by the proposed development.

Zoning. Building intensity will be determined by the County on an individual basis, depending upon the nature and location of the proposed planned development. However, no buildings shall cumulatively occupy more than 70% of the area of any parcel. Population density is almost nonexistent as only one residential unit per parcel is allowed if it is secondary to the

industrial use of the property. The A-2 (General Agriculture), PI (Planned Industrial), PD (25), PD (30), PD (43), PD (44), PD (77), PD (88), and PD (126) zones shall be consistent with this designation.

Annexation. Areas designated Planned Industrial on the General Plan and rezoned for development which are located within the adopted sphere of influence of a city shall include the requirement that an agreement be signed in a form satisfactory to the city attorney of the affected city and Stanislaus County Counsel guaranteeing that the property on which the planned industrial designation is applicable will be annexed to the affected city upon demand by the city and with the approval of the Stanislaus County Board of Supervisors.

Appropriate Locations. Appropriate locations for the Planned Industrial designation shall be based on the same criteria as used for designating new industrial areas. The Planned Industrial designation shall be more appropriate than Industrial in locations with limited or no sanitary sewer capacity or in other locations where restricting the permitted uses is desirable.

INDUSTRIAL TRANSITION

Intent. This designation is intended for lands within spheres of influence which for the most part are not zoned or developed for industrial usage, but lie in the path of a valid expansion of a contiguous industrial area. Land falling within this designation may continue to be zoned and used for non-industrial purposes pending demand for such industrial expansion. Rezoning for industrial usage should not be approved for less than an entire block or an area adjacent to an existing industrial zone and must be based on evidence of industrial development capability and a program for adequate relocation of any persons to be ultimately displaced.

Zoning. Property within this designation shall retain its present zoning until such time as conversion to Industrial is desirable. At such time as a General Plan amendment to Industrial is processed, property will then be rezoned to be consistent with the Industrial General Plan designation. Population density and building intensity within the Industrial Transition areas shall correspond to that of the General Plan designation which most closely matches the zoning of the property in question.

Appropriate Locations. The Industrial Transition designation is appropriate in areas within the sphere of influence of a city or town which lie in the path of an expanding industrial area.

AGRICULTURE

Intent. The major portion of Stanislaus County is productive and potentially productive agricultural land. These lands are of economic importance not only to Stanislaus County, but to the state and nation as well, as evidenced by the fact that Stanislaus County ranks very high nationally in production of agricultural commodities.

This designation recognizes the value and importance of agriculture by acting to preclude incompatible urban development within agricultural areas. It is intended for areas of land which are presently or potentially desirable for agricultural usage. These are typically areas which possess characteristics with respect to location, topography, parcel size, soil classification, water availability and adjacent usage which, in proper combination, provide a favorable agricultural environment. This designation establishes agriculture as the primary use in land so designated, but allows dwelling units, limited agriculturally related commercial

services, agriculturally related light industrial uses, and other uses which by their unique nature are not compatible with urban uses, provided they do not conflict with the primary use. The Agriculture designation is also consistent with areas the overall General Plan has identified as suitable for open space or recreational use and for ranchettes.

Zoning. This designation is consistent with an A-2 (General Agriculture) zoning district. PD (Planned Development) zoning may also be appropriate, provided the development does not exceed the established building intensity of this designation. Residential building intensity normally ranges from zero to two dwellings per 40 acres in the A-2-40 zone and up to one dwelling per three acres in A-2-3. Building intensity may increase to two dwellings per three acres for properties with temporary mobile homes as allowed by zoning regulations. Appropriate intensities would correspond for any land zoned A-2-5, A-2-10, A-2-20, A-2-160 or any other agricultural zoning designation. Building intensity for agricultural buildings is virtually unlimited, provided setbacks as listed in the A-2 zoning district are maintained. Based on a 1980 countywide census figure of 2.77 persons per unit, population density is low, less than one person per acre even in the A-2-3 zone, and much lower than that in A-2-10 or A-2-40 zones. A "Planned Development" (PD) zone may also be consistent with this designation when it is used for agriculturally-related uses or for uses of a demonstrably unique character, which due to specific agricultural needs or to their transportation needs or to needs that can only be satisfied in the agriculture designation, may be properly located within areas designated as "agricultural" on the General Plan. Such uses can include, facilities for packing fresh fruit, facilities for the processing of agricultural commodities utilized in the County's agriculture community, etc

Appropriate Locations. The Agriculture designation is appropriate in areas where the agricultural land is productive or potentially productive. It is also appropriate in areas identified as suitable for open space, recreation uses or ranchette uses such as the Valley Home, Orange Blossom, South Ceres, South Turlock, and Oakdale/Riverbank areas.

URBAN TRANSITION

Intent. The purpose of the Urban Transition designation is to ensure that land remains in agricultural usage until urban development consistent with a city's (or unincorporated community's) general plan designation is approved. Generally, urban development will only occur upon annexation to a city, but such development may be appropriate prior to annexation provided the development is not inconsistent with the land use designation of the General Plan of the affected city. If this is to occur, a change in the General Plan designation consistent with the adopted goals and policies to some other land use designation shall be required.

Zoning. Until Urban Transition lands within a sphere of influence are annexed, they should be zoned General Agriculture (A-2). PD (Planned Development) zoning may also be appropriate, provided the development does not exceed the established building intensity for this designation. Building intensity and population density will be the same as under the Agriculture designation.

Appropriate Locations. The Urban Transition designation is appropriate for undeveloped land located within the LAFCO-established sphere of influence of a city or town.

PLANNED DEVELOPMENT

Intent. The Planned Development designation is intended for land which, because of demonstrably unique characteristics, may be suitable for a variety of uses without detrimental effects on other property.

Zoning. Land within a Planned Development designation should be zoned A-2 (General Agriculture) until development occurs through Planned Development zoning. A PD (Planned Development) zone (which, with the A-2 zone, are the only zoning districts consistent with this designation) is applied through application and submission of specific development plans. Building intensity and population density would be determined by the County on an individual basis, depending upon the nature and location of the proposed planned development.

Appropriate Locations. The Zoning Ordinance indicates that all applications for planned development should be consistent with the General Plan. The following are considered to be valid uses of the planned development designation consistent with the intent of this element:

a. Application for uses of unique character (not otherwise allowed as proposed in other zoning districts) for which findings can be made as to the appropriateness of the location and the absence of detrimental effect to the surrounding area.

b. Applications falling within an area designated by this element as a Planned Development area, subject to those resolutions within the appendix of this element that define special policy for planned development uses in the following areas:

(1) Upper McHenry Avenue, Resolution No. 87-01 (See Appendix 1-1).

(2) East F Street, Highway 108/120, Oakdale, Resolution No. 87-02 (See Appendix 1-2).

(3) Freeway Interchange and Frontage Roads adjacent to major highways and freeways, Resolution No. 87-03 (See Appendix 1-3).

HIGHWAY COMMERCIAL PLANNED DEVELOPMENT

Intent. This designation is intended for land located at freeway interchanges where it is necessary to provide services to highway travelers.

Zoning. Land within this designation shall be zoned for General Agriculture (A-2) until rezoned to Planned Development (PD). Population density and building intensity will be determined on a case-by-case basis.

Uses within this designation shall be limited to the following as principle uses:

Truck Stops
Restaurants
Motels
Service Stations
Overnight R.V. Camping
Fruit Stands

The following uses may be permitted, but only when accessory to the uses listed above:

Towing Service
Minor Emergency Automobile Repair
Convenience Market
Wine Tasting

Appropriate Locations. The Highway Commercial Planned Development designation is appropriate only for parcels adjacent to a freeway interchange. No property shall be designated Highway Commercial Planned Development and rezoned PD unless findings are made that the change will not be detrimental to the agricultural productivity of the surrounding property and that the subject property is not considered to be one of the County's Most Productive Agricultural Areas.

HISTORICAL

Intent. The Historical designation is intended to preserve areas of local, regional, state or national historical significance. Historical areas should be protected by zoning controls emphasizing the need for new development (or rehabilitation) to be compatible with the historic nature of the area. When a community plan has been adopted for a designated historic area, guidelines for development shall be followed as established within that plan. Development standards which are applicable elsewhere should be waived if such waiver is consistent with the intent of the Historical designation and does not endanger the public health, safety or welfare.

Zoning. This designation shall be considered to be consistent with the County H-S (Historical Site) zoning district. Due to the unique nature of this kind of designation, population density and building intensity for any new projects must be reviewed on an individual basis. For residential uses, however, building intensity should normally be from one to seven units per net acre with a population density of two to 25 persons per net acre. For other uses, building intensity should be consistent with existing development in the area.

Appropriate Locations. The Historical designation is intended for areas which are of local, regional, state or national historical significance.

MINERAL RESOURCES

Background. In December 1993, after more than a decade and a half of requests from the County, the State of California completed its classification of mineral resources in Stanislaus County. This classification was done as part of what will eventually be a statewide series of classifications required by the Surface Mining and Reclamation Act of 1975 (SMARA). The classification is a very detailed inventory of known and/or presumed locations of a wide variety of mineral resources throughout Stanislaus County.

The SMARA classification process is designed to implement the basic intent of the State Legislature to create and maintain an effective surface mining and reclamation policy with regulation of surface mining operations to ensure that:

1. Adverse environmental effects are prevented or minimized and mined lands are reclaimed to a usable condition that is readily adaptable for alternative land use.

2. The production and conservation of minerals are encouraged, while giving consideration to values relating to recreation, watershed, wildlife, range and forage, and aesthetic enjoyment.

3. Residual hazards to public health and safety are eliminated. (Public Resources Code, Sec. 2712)

SMARA mandates that, upon completion of the State's inventory, the County as Lead Agency must amend its General Plan to recognize the mineral information classified by the State, assist in the management of land uses that affect areas of statewide and regional significance, and emphasize the conservation and development of identified mineral deposits.

The State's findings are published by the State Division of Mines and Geology in a report entitled Mineral Land Classification of Stanislaus County, California (Special Report 173). The classification maps and mineral information contained in that report are incorporated in this General Plan by reference, together with Public Resources Code Section 2710 et seq. (SMARA) and state policy.

As indicated in the State's inventory, key minerals commercially excavated in Stanislaus County are construction aggregates, primarily sand and gravel. Significant aggregate areas are shown on the General Plan maps entitled "Aggregate Resource Areas," which are based on more detailed maps provided by the State Division of Mines and Geology. To a large extent, aggregate areas are located in flood plains of rivers and streams, particularly the Tuolumne and Stanislaus Rivers and Orestimba Creek.

These significant aggregate resource areas are protected by the Mineral Resources plan designation, coupled with policies and implementation measures under Goal Nine in the Conservation/Open Space Element that emphasize their conservation and development. County zoning regulations (Chapter 21.88) also regulate surface mining permits and reclamation plans in a manner consistent with the intent and requirements of SMARA.

Intent. The Mineral Resources designation is an overlay designation intended to protect mineral deposits that have been identified by the state as being of regional or statewide significance. Development of land designated Mineral Resources will be restricted to those kinds of development that will not interfere with the ultimate excavation of the minerals identified by the State as being in the area.

Zoning. Land with this overlay designation shall be zoned for General Agriculture (A-2) or a Planned Development (PD) that is consistent with the underlying designation (Agriculture) and will not interfere with the ultimate excavation of the minerals from the area. Building intensities and population densities shall be consistent with those specified for the Agriculture designation. Surface mining permits and reclamation plans shall meet the requirements established in Chapter 21.88 of the Zoning Ordinance.

Appropriate Locations. The Mineral Resources designation shall be located where the State Division of Mines and Geology has designated land as having a mineral deposit of statewide or regional significance. It also may be located in those areas identified as containing significant deposits but which have not been formally designated by the state.

SPECIFIC PLAN

Intent. A specific plan is a detailed plan for a specific area of the County. It is guided by and must conform to the General Plan, but its scale permits a relatively detailed level of examination and planning not normally possible in the General Plan.

A specific plan is appropriate where major new development or redevelopment is envisioned as spelled out in the Stanislaus County Specific Plan Guidelines. This designation may serve as either an overlay to other General Plan designations, or in the case of more complex and/or larger projects, it may stand as a separate designation.

Zoning. Land designated Specific Plan shall be zoned S-P (Specific Plan) for development under an approved specific plan, or the S-P zone may be an overlay zone used in conjunction with other zoning designations. Population density and building intensity standards for different portions of the S-P zone shall be determined by the specific plan approved by the County, as determined on an individual case basis, except where it is used as an overlay, in which case density and intensity shall not exceed that allowed in the underlying designations.

Appropriate Locations. The Specific Plan designation is to be used for areas where it is anticipated that a specific plan will be adopted immediately following the General Plan redesignation. The Specific Plan designation is appropriate for areas which exhibit the following characteristics:

1. Rapidly urbanizing areas with significant new demand for public facilities and services; such a site should be at least 100 acres.

2. Unique physical conditions (including unusual natural resources to be conserved).

3. Complex mixture of uses proposed.

4. Multiple ownership in complex developing area.

5. Need to revitalize a marginal or deteriorated area.

6. Large industrial and/or commercial complexes.

7. Very large single-ownership land developments where a significant new community is to be developed in a presently non-urban area.

8. Special study areas.

The Director of Planning and Community Development shall determine when a given project will require that a specific plan be prepared.

LAND USE ELEMENT

DIAGRAMS

STANISLAUS COUNTY

L E G E N D

LAND USE

- AGRICULTURE
- URBAN TRANSITION
- RESIDENTIAL
  - ESTATE
    ONE D.U./ 3 ACRES
  - LOW DENSITY
    0-2 D.U./NET ACRE OR
    0-7 D.U./NET ACRE
  - MEDIUM DENSITY
    0-14 D.U./NET ACRE
  - MEDIUM HIGH DENSITY
    0-25 D.U./NET ACRE
- HISTORICAL
- PARK
- PLANNED DEVELOPMENT
- HIGHWAY COMMERCIAL / PLANNED DEVELOPMENT
- COMMERCIAL
- INDUSTRIAL TRANSITION
- INDUSTRIAL
- PLANNED INDUSTRIAL
- CITY LIMITS
- AIRPORT
- SOLID/LIQUID WASTE DISPOSAL SITE
- SCHOOL

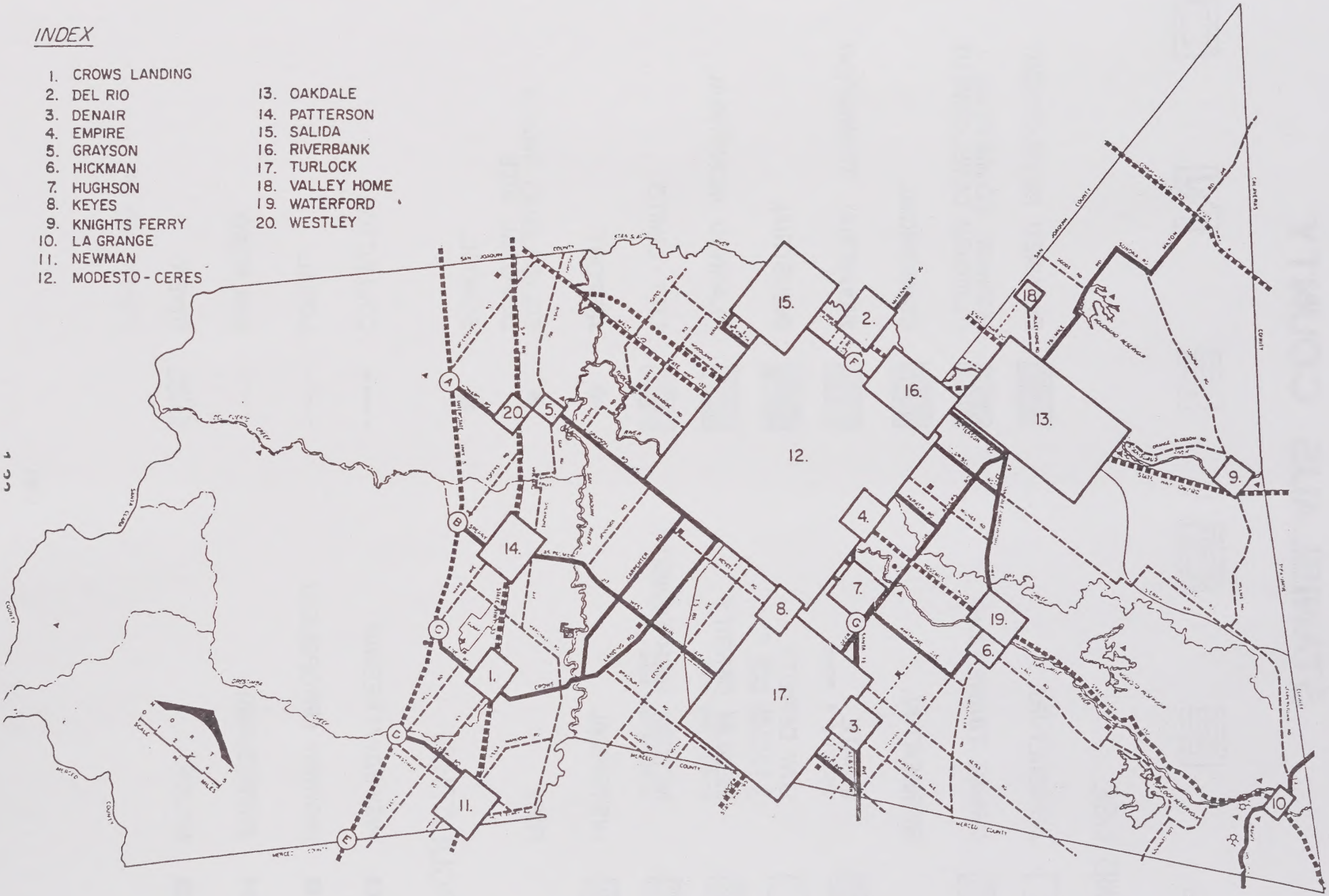
CIRCULATION

- HIGHWAY/FREEWAY
- HIGHWAY (PROPOSED)
- EXPRESSWAY
- MAJOR
- COLLECTOR
- LOCAL
- RAILROAD
- RIVER

UPDATED: APR '94

INDEX

1. CROWS LANDING
2. DEL RIO
3. DENAIR
4. EMPIRE
5. GRAYSON
6. HICKMAN
7. HUGHSON
8. KEYES
9. KNIGHTS FERRY
10. LA GRANGE
11. NEWMAN
12. MODESTO - CERES
13. OAKDALE
14. PATTERSON
15. SALIDA
16. RIVERBANK
17. TURLOCK
18. VALLEY HOME
19. WATERFORD
20. WESTLEY



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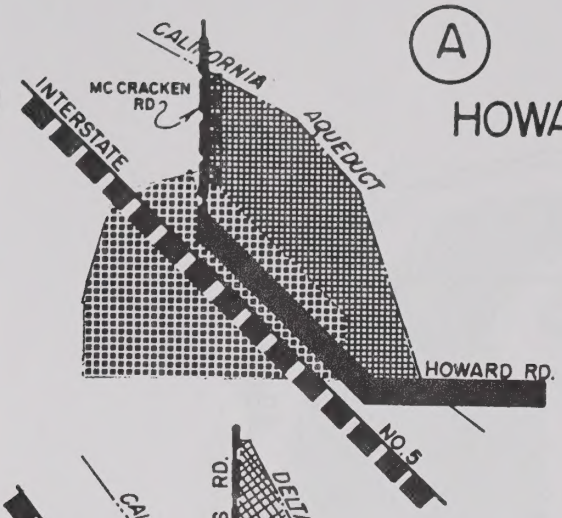

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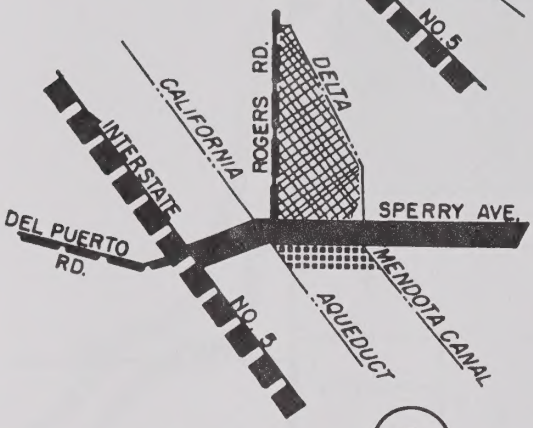

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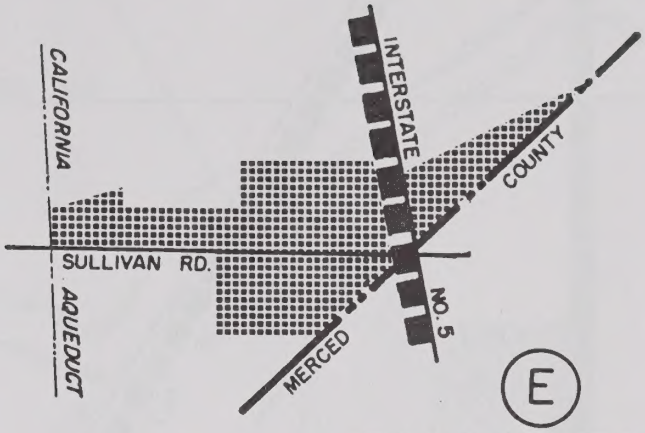

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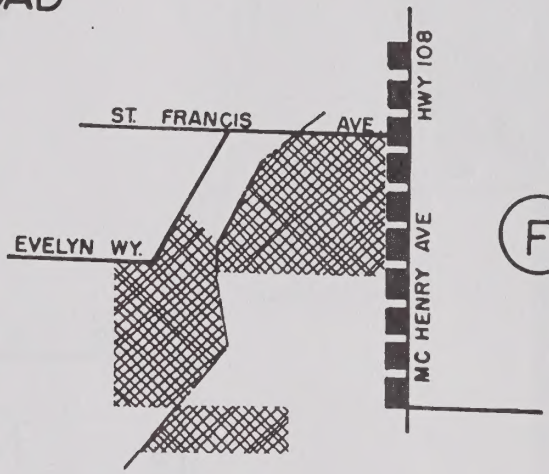
SULLIVAN ROAD

C

FINK ROAD



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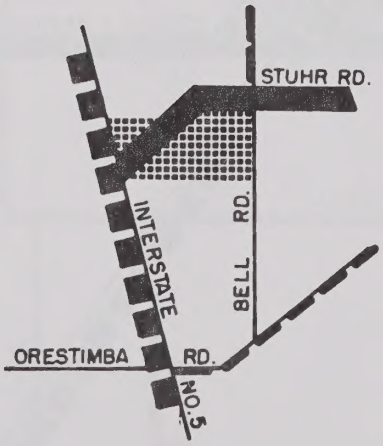

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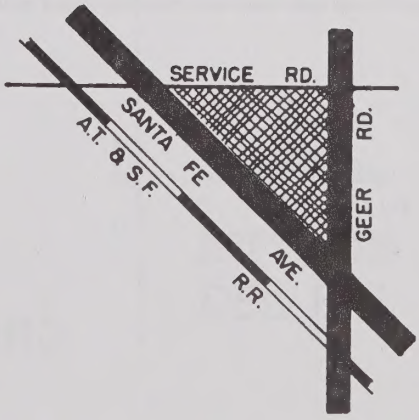

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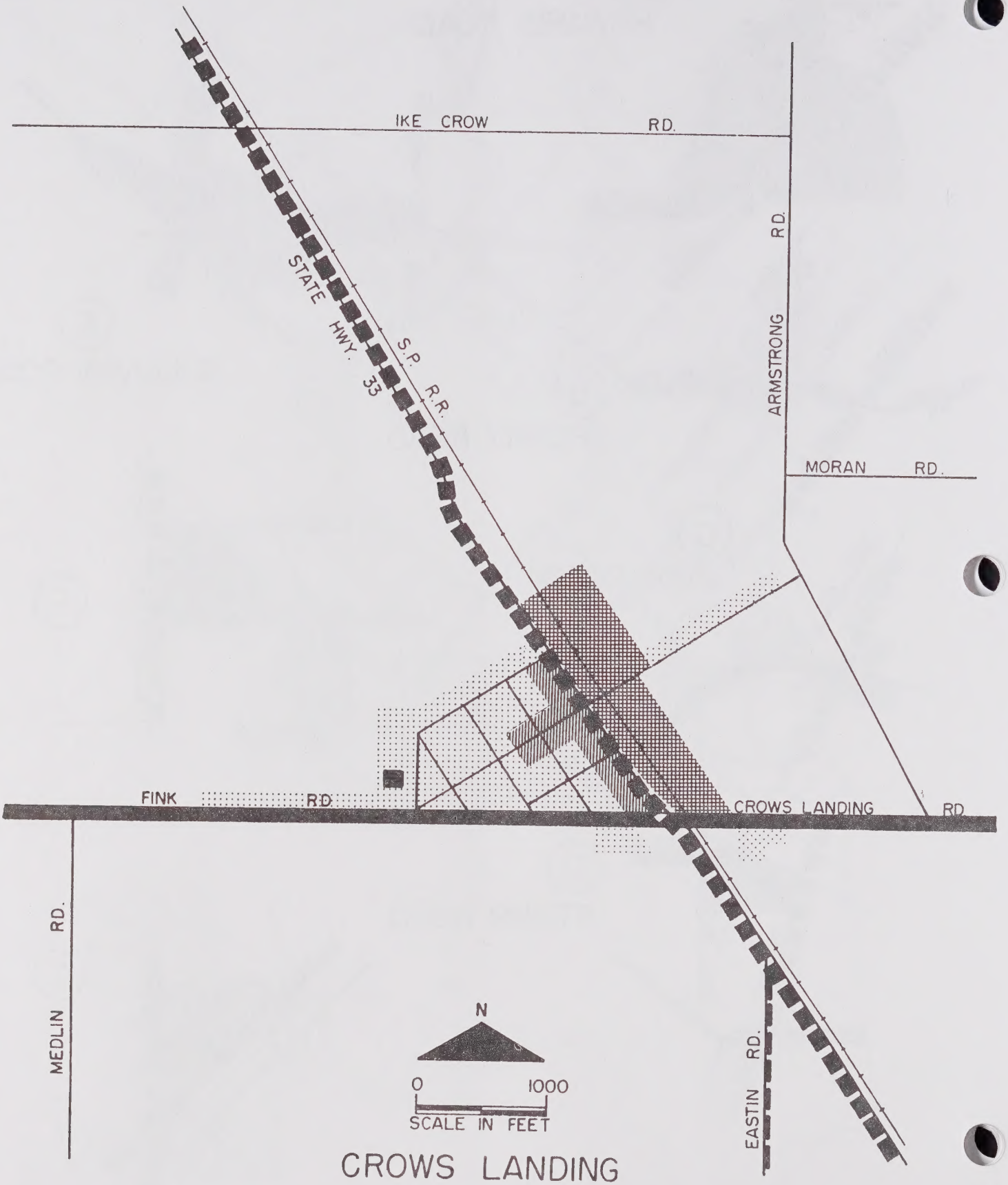
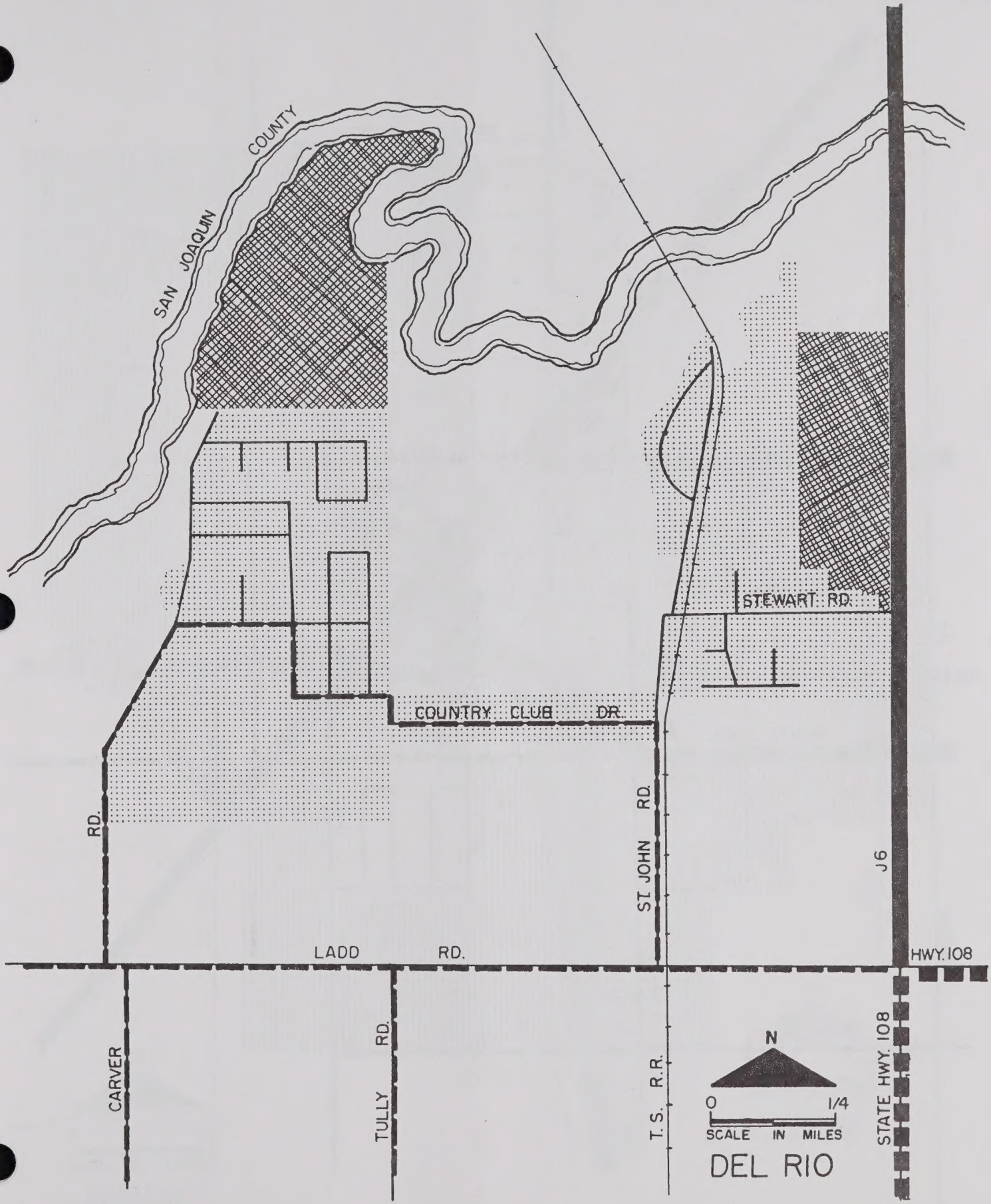


CROWS LANDING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COUNTRY CLUB DR.
RD.
ST JOHN RD.
J6
LADD RD.
HWY. 108
CARVER
TULLY RD.
T.S. R.R.
STATE HWY. 108
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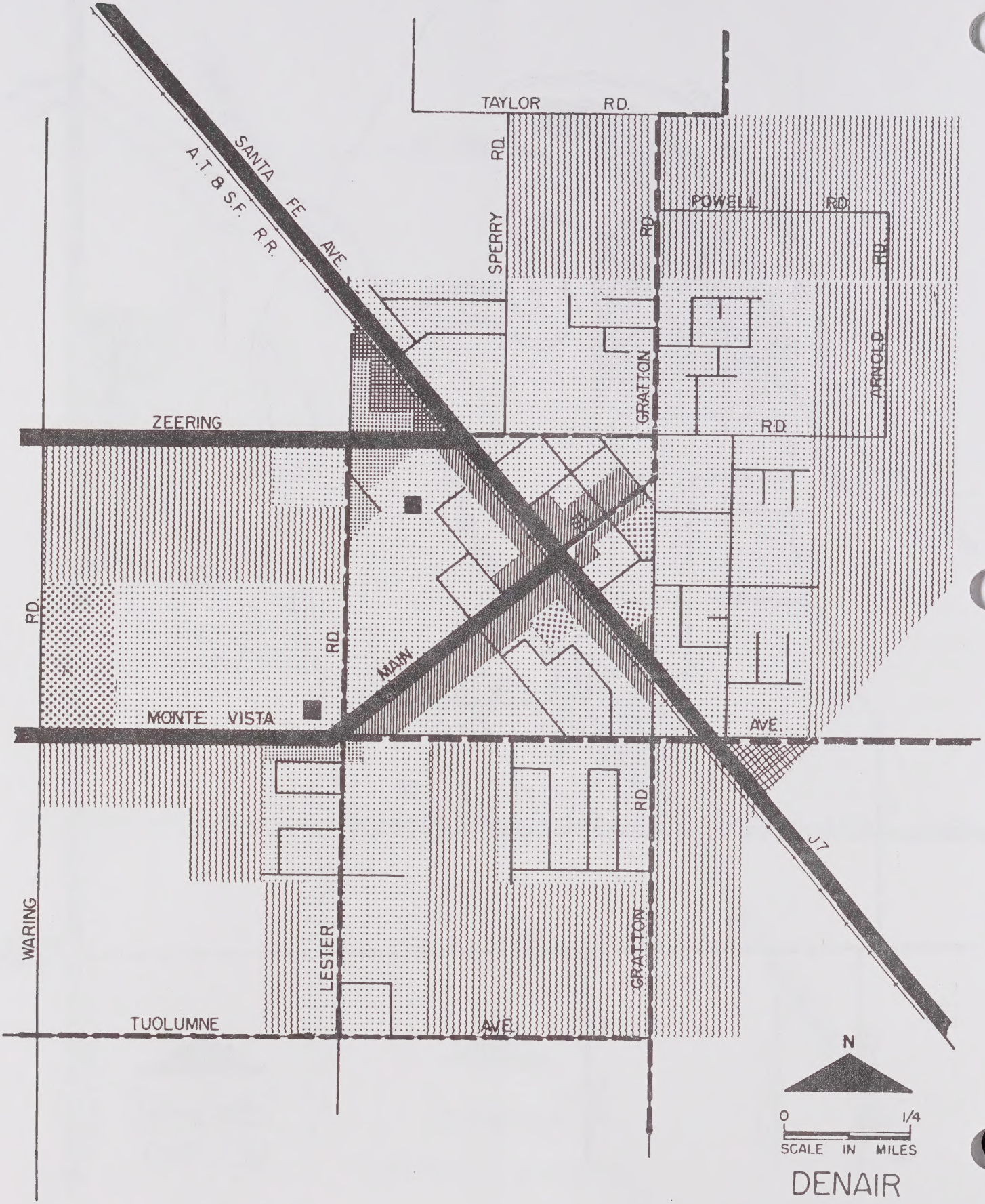
DEL RIO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A.T.&S.F. R.R.
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POWELL RD.
RD.
ARNOLD RD.
GRATTON
ZEERING
RD.
RD.
MAIN
MONTE VISTA
AVE.
RD.
J7
WARING
LESTER
GRATTON
TUOLUMNE
AVE.
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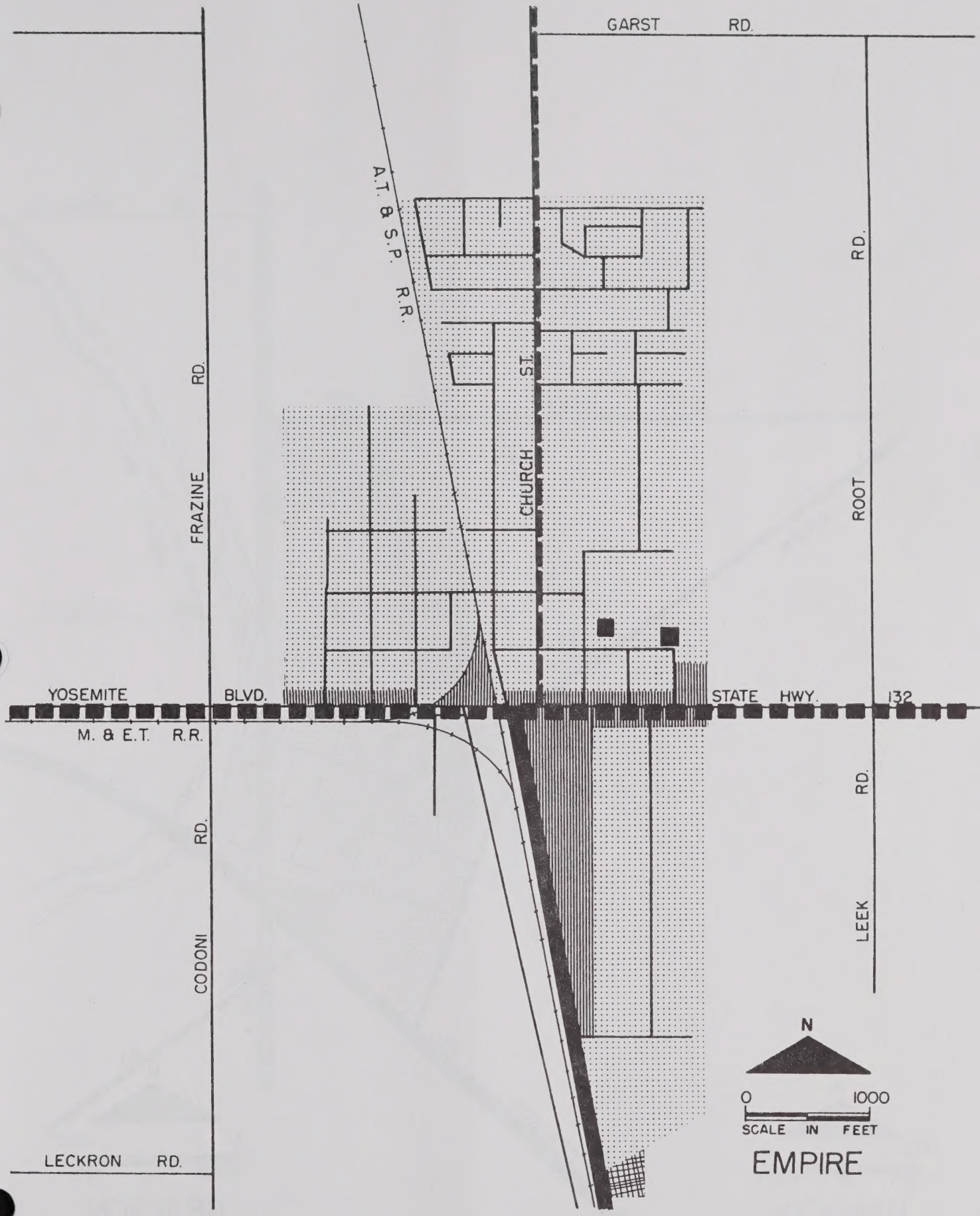
0
1/4
SCALE IN MILES

DENAIR


GARST RD.
A.T. & S.P. R.R.
CHURCH ST.
FRAZINE RD.
ROOT RD.
YOSEMITE BLVD.
STATE HWY. 132
M. & E.T. R.R.
CODONI RD.
LEEK RD.
LECKRON RD.
N
0 1000
SCALE IN FEET
EMPIRE


RIVER
SAN JOAQUIN RIVER
LAIRD
RD.
RD.
J 16
COX
RD.
RD.
GRAYSON
N
0
1000
SCALE IN FEET
GRAYSON


DELAWARE RD.
LAKE RD.
RIVERVIEW RD.
MONTPELLIER RD.
6TH ST.
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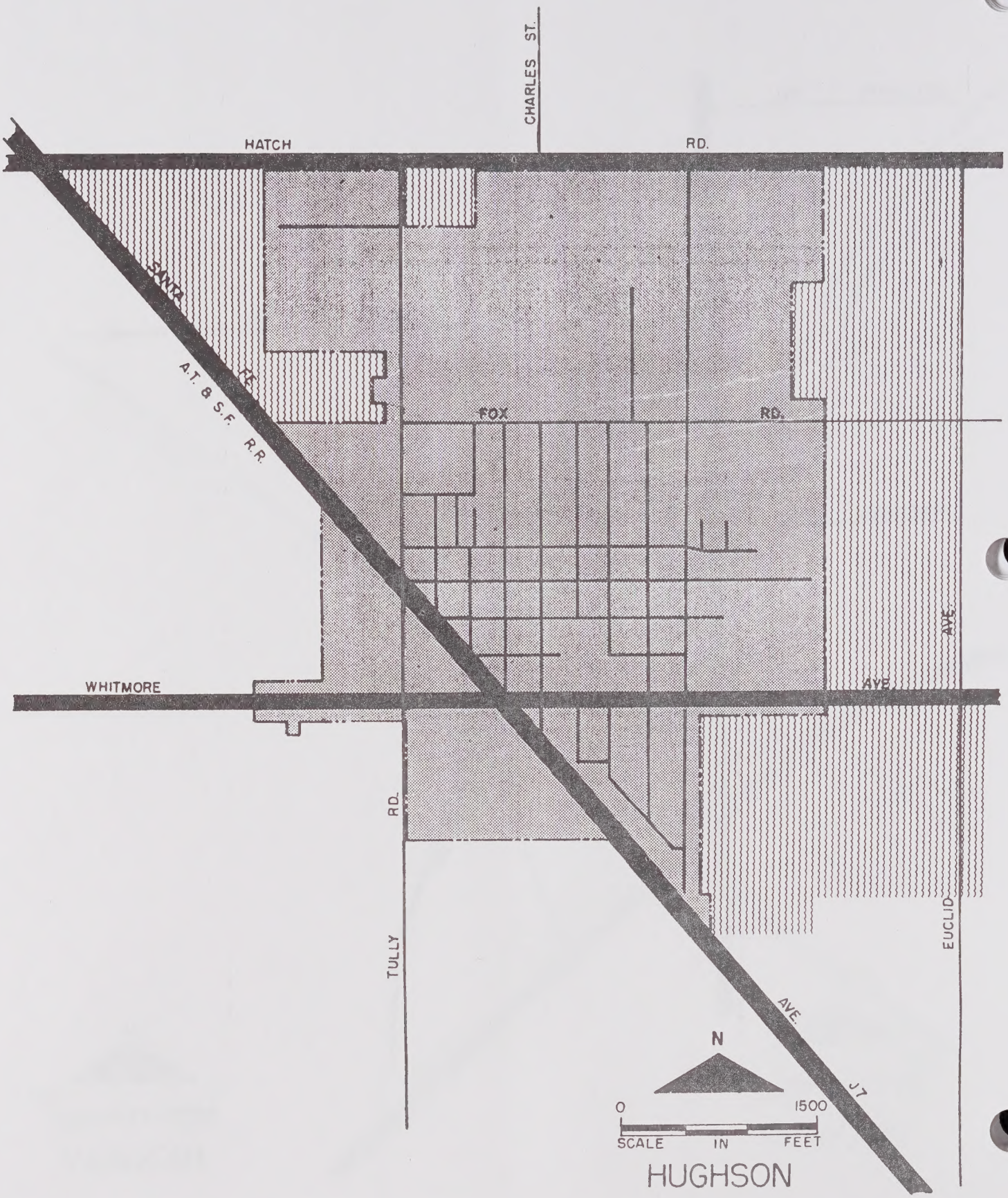
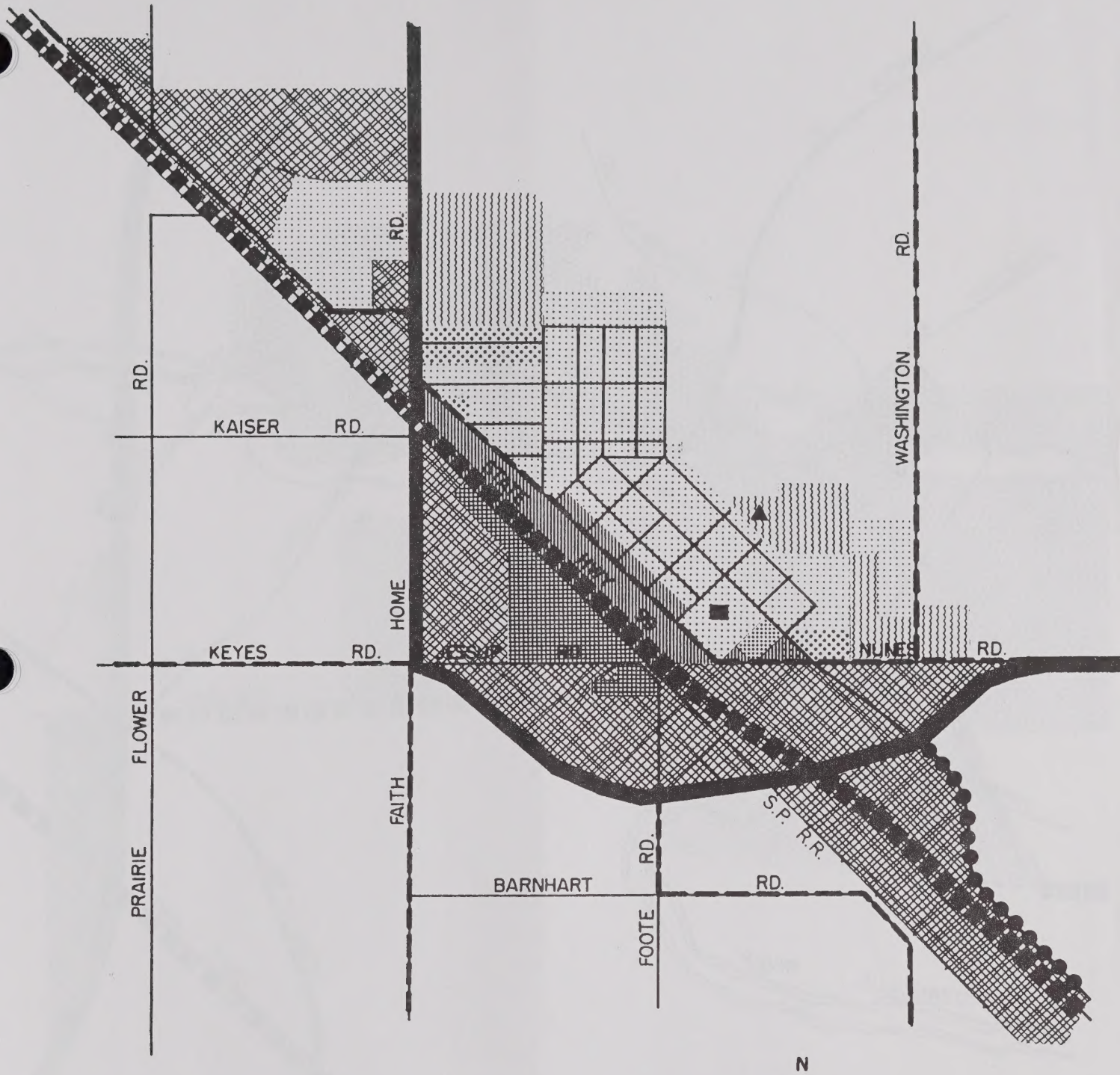
1000
SCALE IN FEET

HICKMAN


CHARLES ST.
HATCH
RD.
SANTA
FE
A.T. & S.F. R.R.
FOX
RD.
WHITMORE
AVE.
AVE.
RD.
TULLY
EUCLID
AVE.
J7
N
0
1500
SCALE IN FEET
HUGHSON

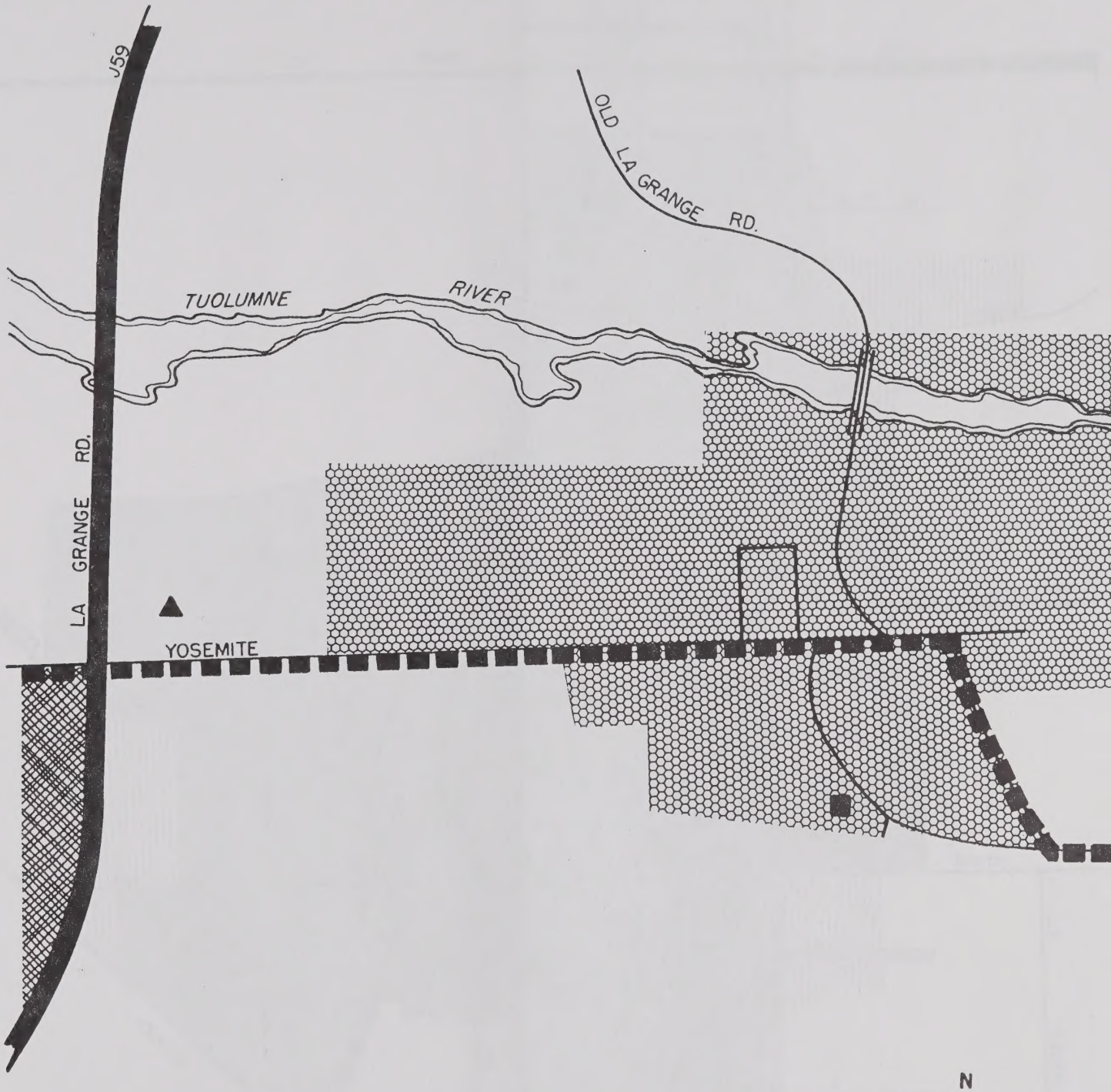


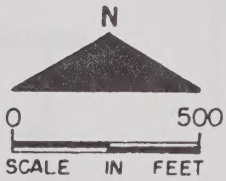
N

0 1/4
SCALE IN MILES

KEYES


SONORA RD.
CEMETERY RD.
SONORA RD.
SONORA RD.
SHUPER RD.
FRYMIRE RD.
KENNEDY RD.
STATE HWY 108/120
STANISLAUS RIVER
N
0
1000
SCALE IN FEET
KNIGHTS FERRY


J59
OLD LA GRANGE RD.
TUOLUMNE
RIVER
LA GRANGE RD.
YOSEMITE


N
0
500
SCALE IN FEET

LA GRANGE


J 18
STUHR RD.
STATE HWY. 33
S.P.R.R.
JENSEN RD.
ORESTIMBA RD.
FERRY RD.
HILLS
CANAL SCHOOL RD.
MERCED ST.
HOYER RD.
INYO AVE
HARVEY RD.
UPPER RD.
PRINCE ST.
MERCED COUNTY
N
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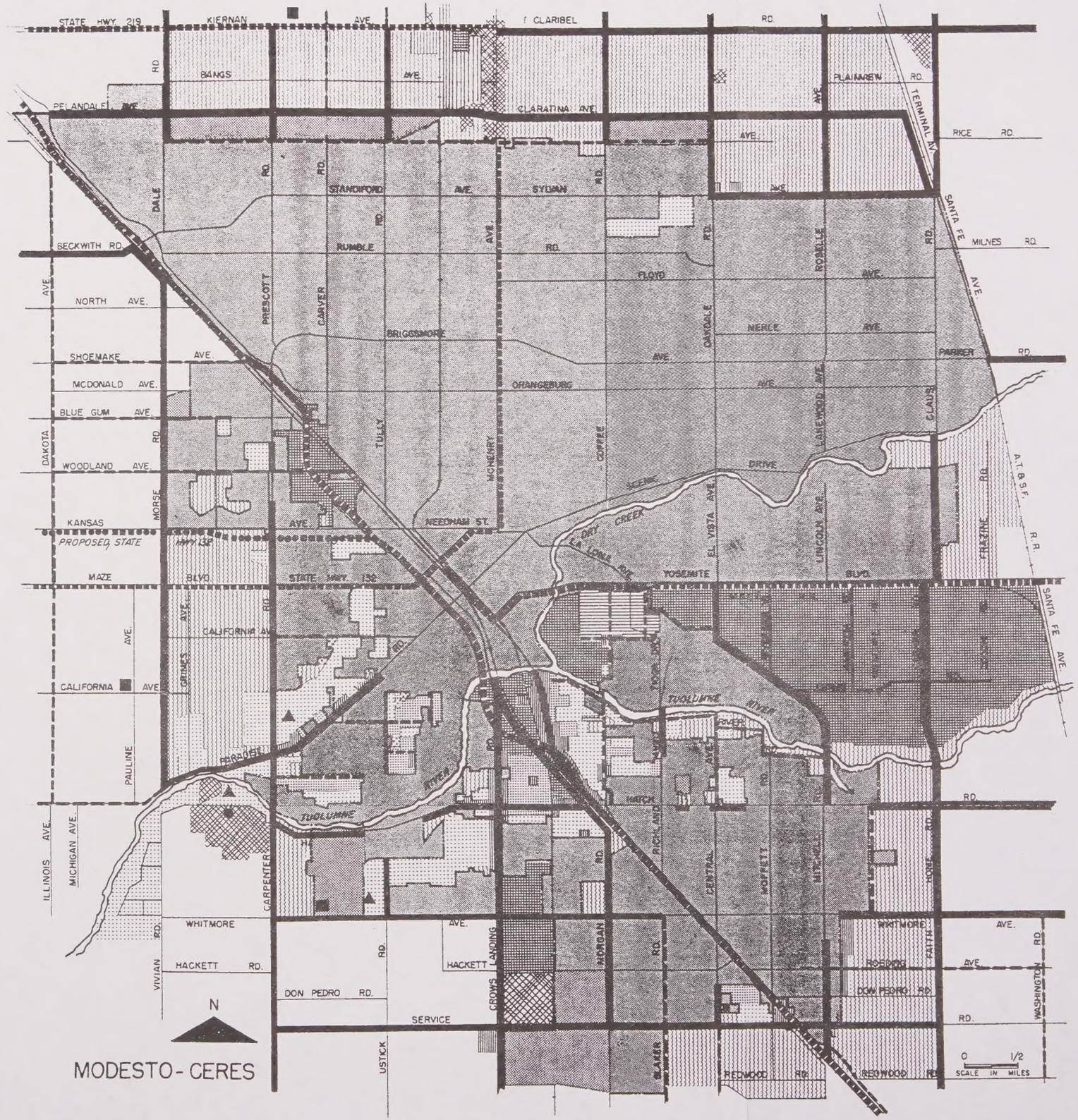
2000'
SCALE IN FEET
NEWMAN



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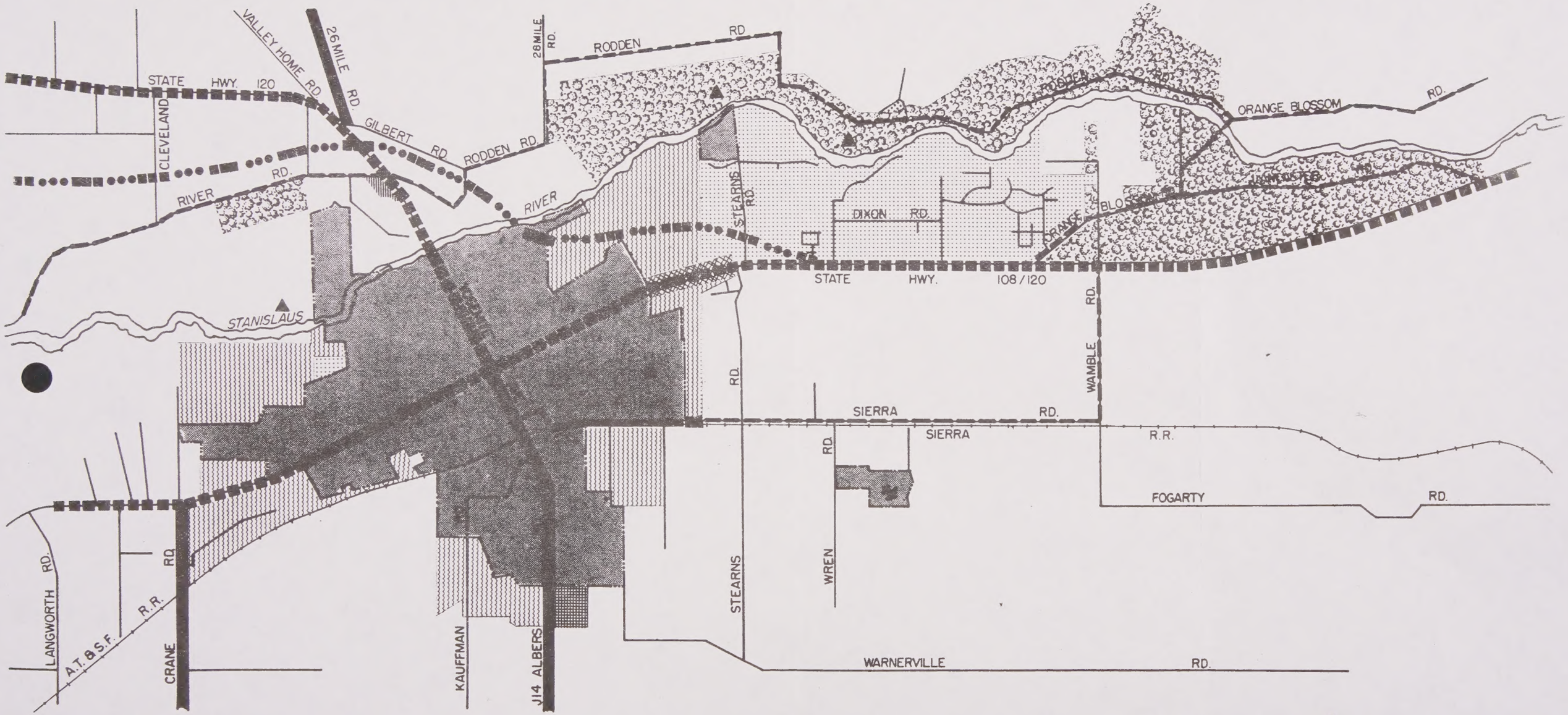
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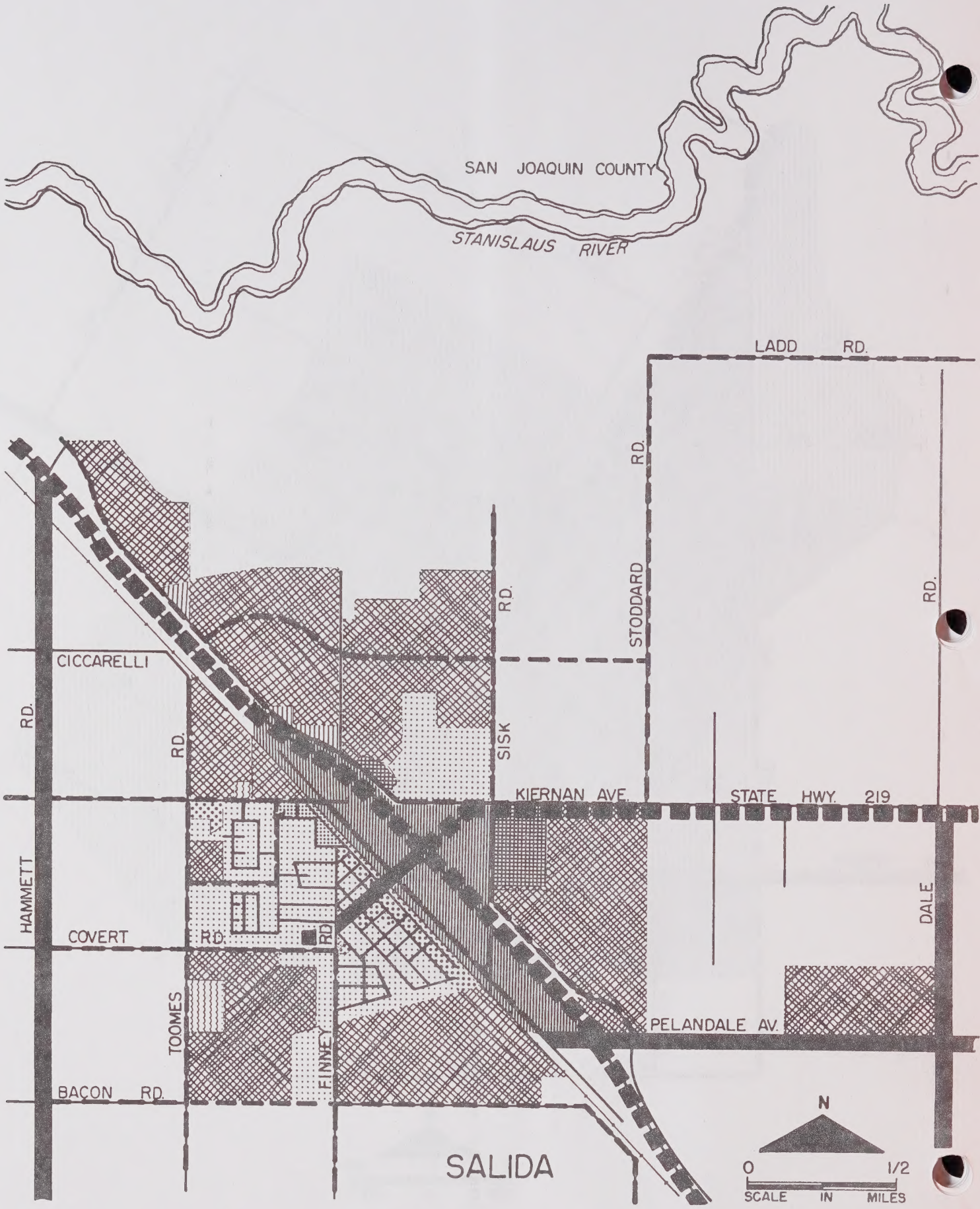
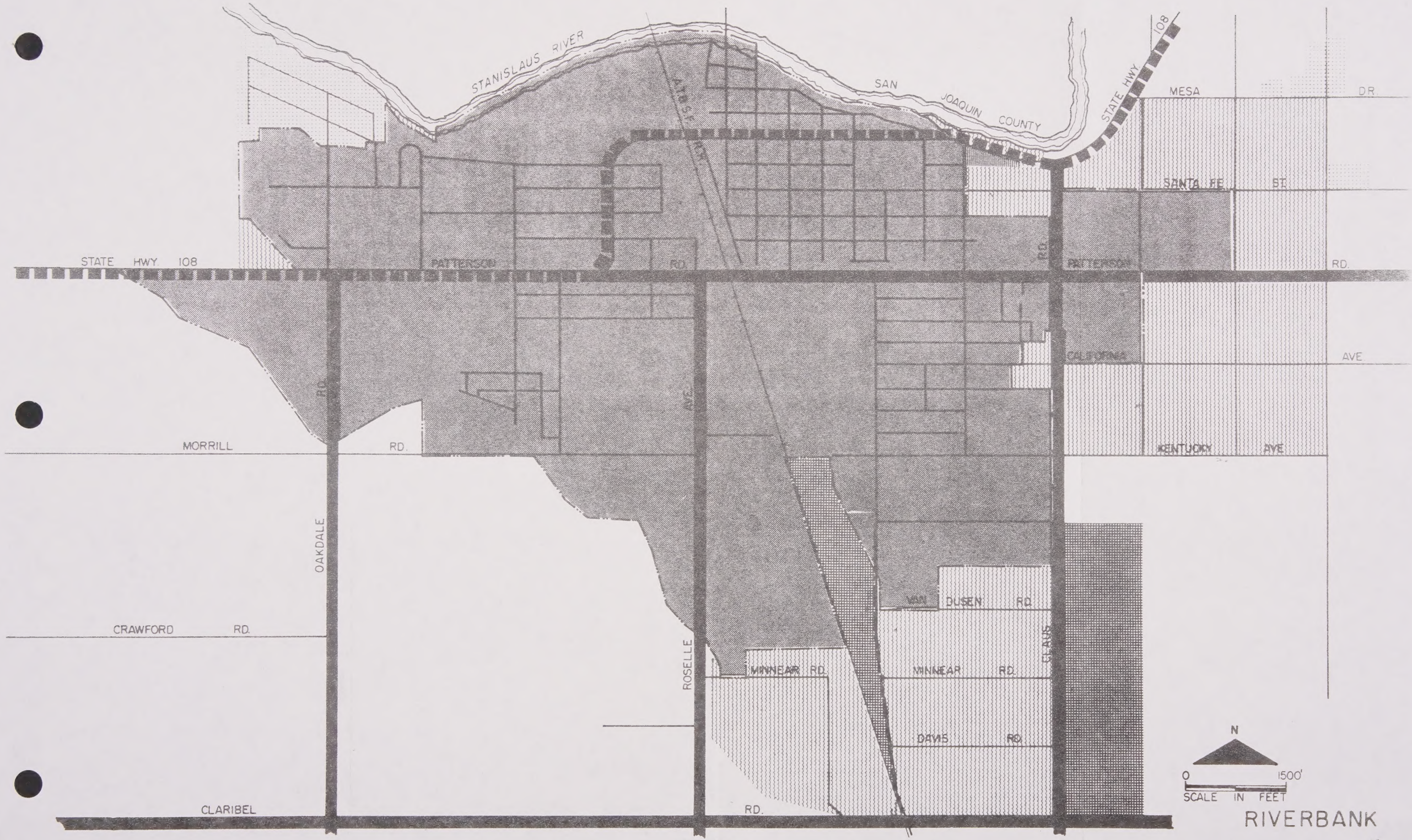
VALLEY HOME RD.
26 MILE RD.
28 MILE RD.
RODDEN RD
GILBERT RD.
RODDEN RD.
RIVER
RIVER
STANISLAUS
STEARNS RD.
DIXON RD.
ORANGE BLOSSOM RD.
ORANGE BLOSSOM RD.
STATE HWY. 108/120
WAMBLE RD.
SIERRA RD.
SIERRA
R.R.
FOGARTY RD.
WREN RD.
STEARNS RD.
WARNERVILLE RD.
LANGWORTH RD.
A.T.&S.F. R.R.
CRANE RD.
KAUFFMAN
J14 ALBERS
N
0 1 2
SCALE IN MILES

OAKDALE


SYCAMORE
AVE.
OLIVE
AVE.
AVE.
S.P.R.R.
STATE
HWY
IVY
AVE.
ROSE
AVE.
WALNUT
ST.
AVE.
LAS
PALMAS
FIRST
ST.
SALADO
AVE.
AVE.
AVE.
AVE.
ORANGE
LOCUST
ACACIA
AVE.
AVE.
AVE.
WARD
LAS
PALMAS
ST.
"E"
AVE.
J17
SPERRY
AVE.
AVE.
PUERTO
POPPY
AVE.
CLOVER
DEL
DAHLIA AV.
BARTCH
AVE.
N
0
2000
SCALE IN FEET

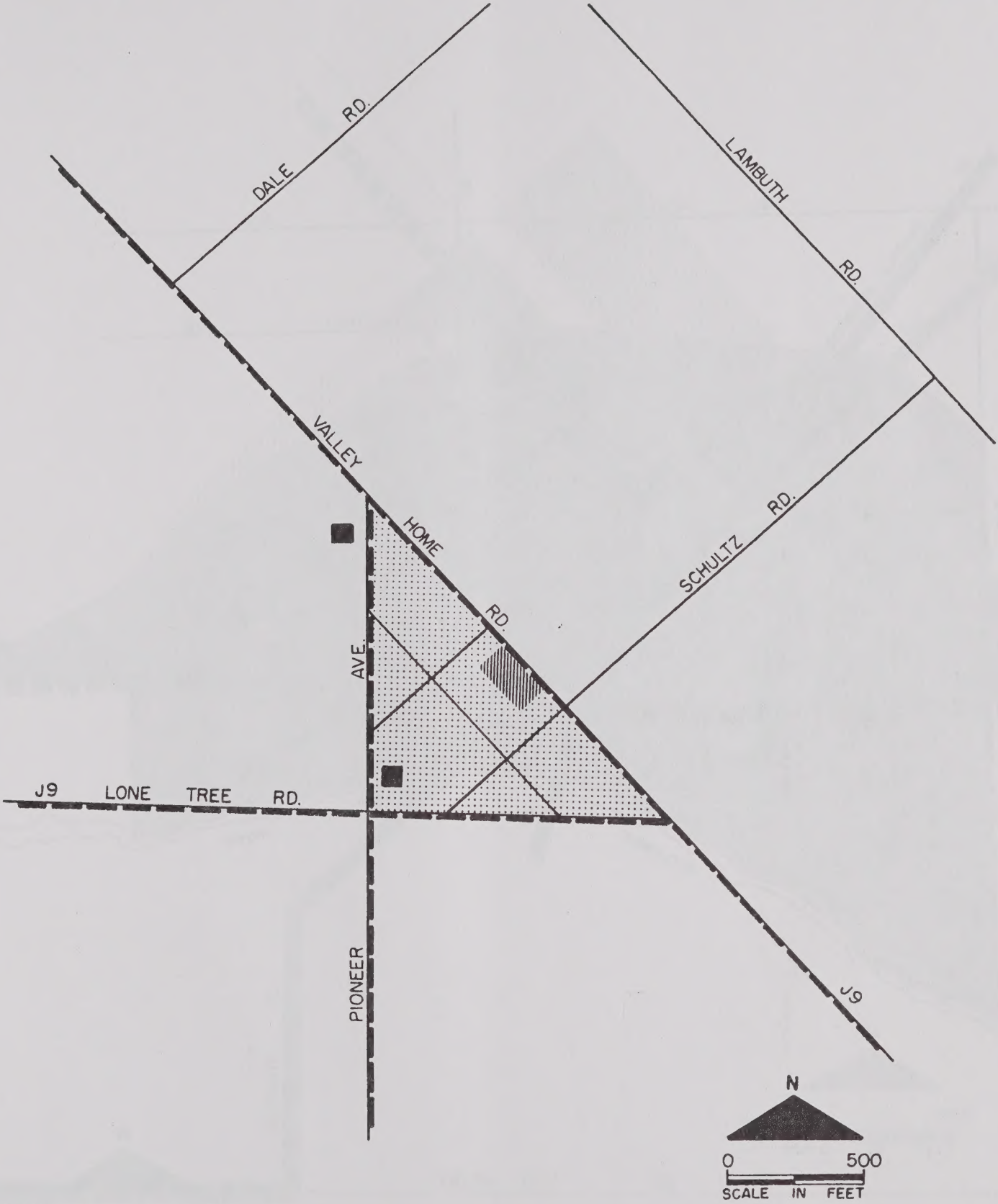
PATTERSON


SAN JOAQUIN COUNTY
STANISLAUS RIVER
LADD RD.
RD.
STODDARD
RD.
RD.
SISK
CICCARELLI
RD.
RD.
KIERNAN AVE.
STATE HWY. 219
HAMMETT
COVERT
RD.
RD
DALE
TOOMES
FINNEY
PELANDALE AV.
BACON RD.
SALIDA
N
0
1/2
SCALE IN MILES


STANISLAUS RIVER
SAN JOAQUIN COUNTY
STATE HWY. 108
MESA DR.
SANTA FE ST.
STATE HWY. 108
PATTERSON RD.
PATTERSON RD.
CALIFORNIA AVE.
KENTUCKY AVE.
MORRILL RD.
OAKDALE RD.
CRAWFORD RD.
ROSELLE AVE.
VAN DUSEN RD.
MINNEAR RD.
MINNEAR RD.
CLAUS RD.
DAVIS RD.
CLARIBEL RD.
N
0 1500'
SCALE IN FEET

RIVERBANK


CLAYTON RD.
J17
WASHINGTON RD.
ZEERING RD.
FOOTE RD.
WASHINGTON RD.
HARDING
SIMMONS
LINWOOD AVE.
MUDLE RD.
Z.P.R.R.
WEST
FRANSIL LN.
FULKERTH RD.
TUOLUMNE RD.
MONTE VISTA AVE.
S.P.R.R.
BARNHART
PIONEER RD.
TEGNER RD.
TEGNER RD.
DIANNE DR.
MOUNTAIN VIEW RD.
KEYES
TAYLOR RD.
TULLY RD.
GLENWOOD
WALNUT AVE.
AVE.
SODERQUIST RD.
CROWELL RD.
GREENWAY AVE.
RD.
STATE HWY. 165
LANDER AVE.
GEER RD.
STANISLAUS COUNTY
MERCED COUNTY
LINWOOD AVE.
EAST
OLIVE AVE.
COLORADO AVE.
GOLF RD.
BERKELEY AVE.
JOHNSON RD.
AVE.
QUINCY RD.
DAUBENBERGER RD.
J16
TURLOCK
SCALE IN MILES
0
1/2
N


DALE RD.
LAMBUTH RD.
VALLEY HOME RD.
SCHULTZ RD.
AVE.
J9 LONE TREE RD.
PIONEER
J9
N
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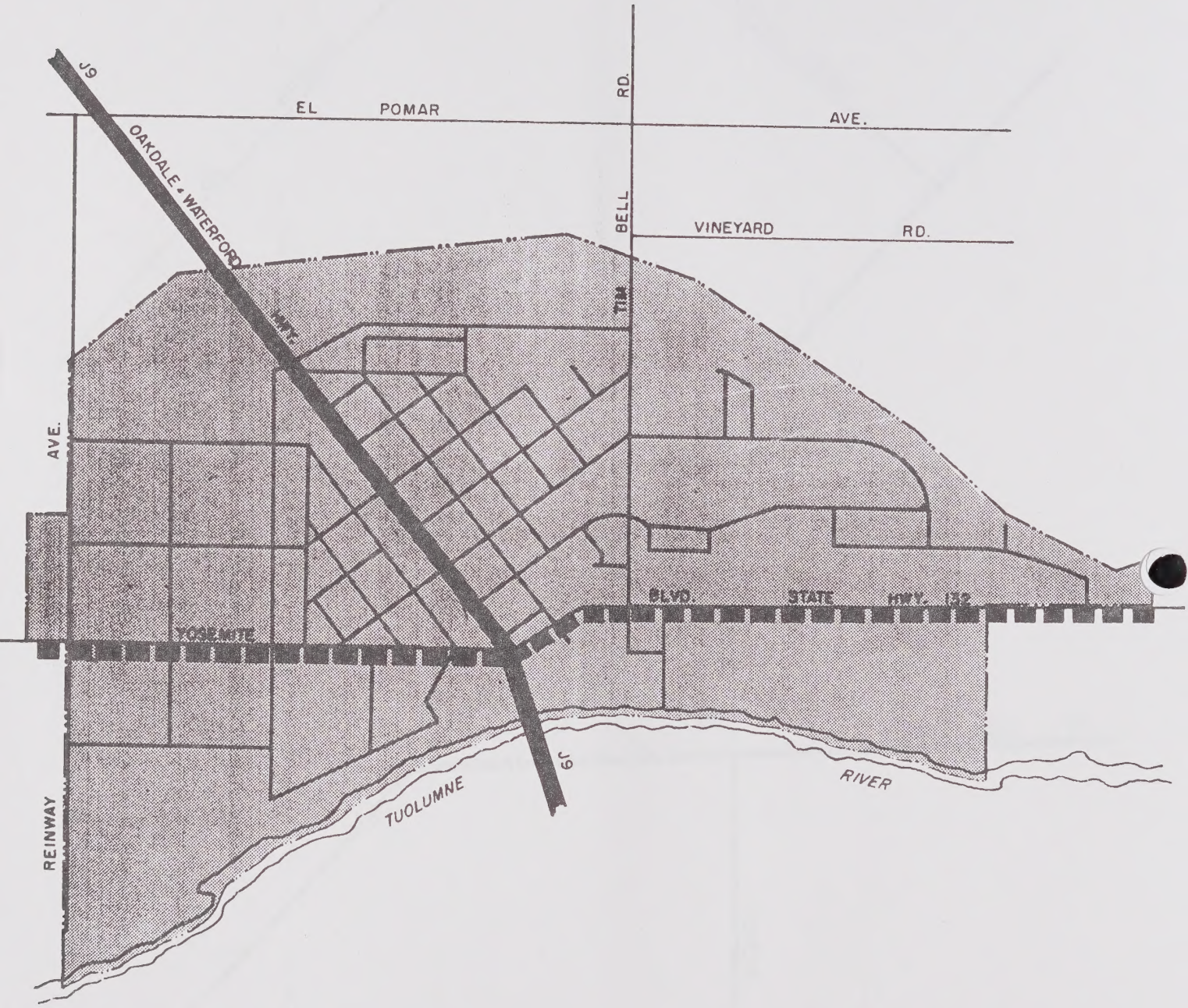
SCALE IN FEET

VALLEY HOME

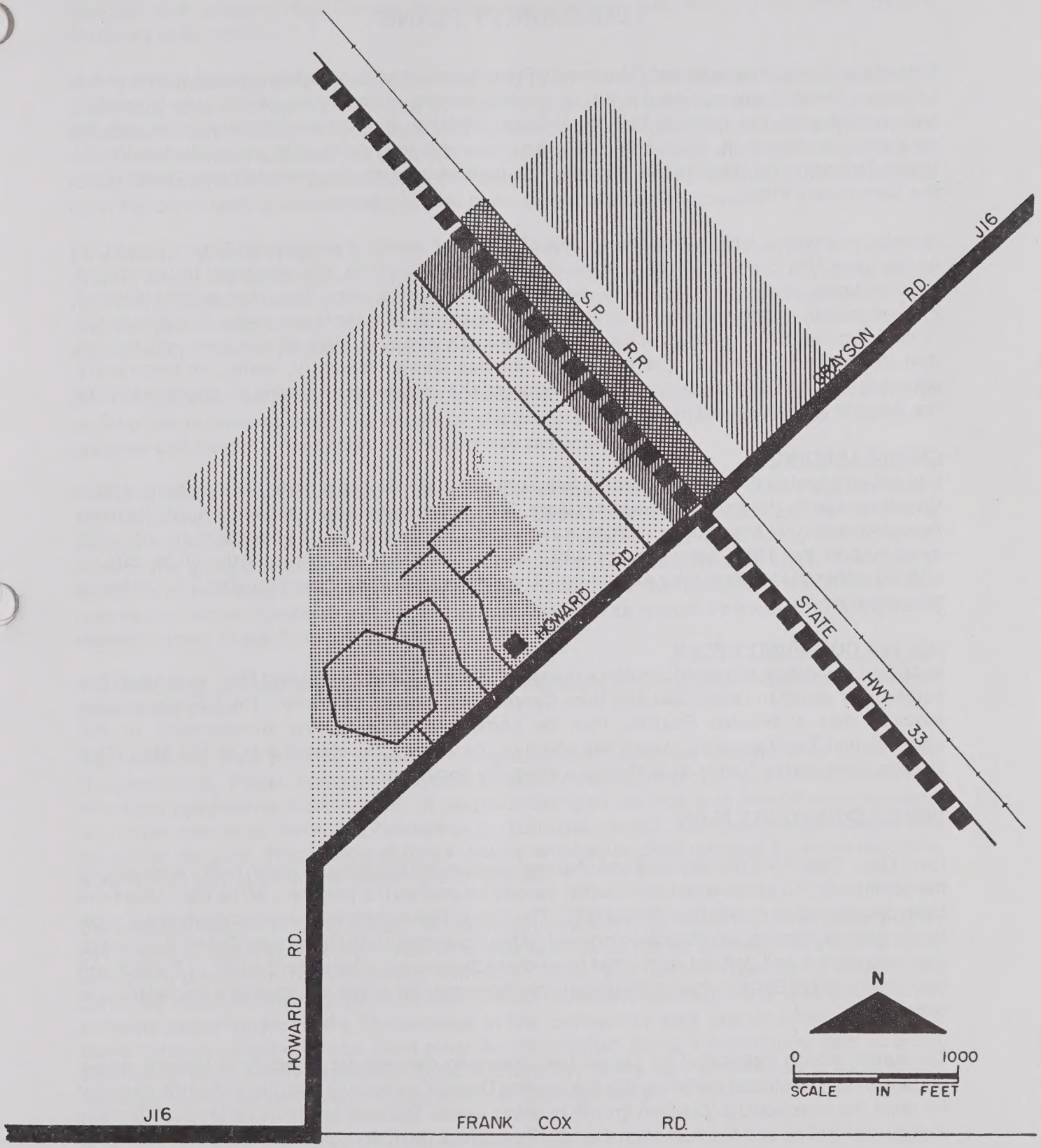


N

0 2000

SCALE IN FEET

WATERFORD


J16
RD.
BRAYSON
S.P.
R.R.
RD.
HOWARD
STATE
HWY.
33
N
0
1000
SCALE IN FEET
HOWARD RD.
J16
FRANK COX RD.

WESTLEY

COMMUNITY PLANS

Stanislaus County has adopted Community Plans for most of the unincorporated towns in the County. These plans outline the future growth pattern of the town. Each plan is used in conjunction with the General Plan to indicate whether the Urban Transition area will be residential, commercial, industrial, etc. Any requests for rezoning of property designated Urban Transition on the General Plan must be consistent with the proposed use category on the Community Plan.

In order to develop land within the sphere of influence which is designated Urban Transition on the Land Use Element of the Stanislaus County General Plan, the developer must request a general plan amendment, rezoning, and submit a tentative map. The latter is only required if development of the property is dependent on approval of a tentative map. The combining "Urban Service (US)" zone shall be used for all such rezoning. Use of this zone will require that the property annex to the appropriate service district (sanitary, water, or community services) prior to development while still requiring that the underlying zone be consistent with the General Plan designation.

CROWS LANDING

It is not anticipated that Crows Landing will experience significant growth in the coming years. Constraints with the existing water systems, lack of sanitary sewer, and existing Williamson Act contracts will keep its growth to a minimum. Projected 2010 population is only 475 compared to the 1980 population of 436. It is anticipated that this growth will be due to infilling rather than community expansion. The Community Plan shown on Map 1A-1 reflects this expectation.

DEL RIO COMMUNITY PLAN

In 1992 the County approved a major expansion of the Del Rio Community Plan, extending the community south to Ladd Road and from Carver Road east to McHenry. The two-tiered plan requires that a detailed Specific Plan be completed prior to any development in the undeveloped Tier Two area, which lies south of the current developed area of Del Rio. (The Del Rio Community Plan is available as a separate document.)

DENAIR COMMUNITY PLAN

Land Use. One of the primary land use changes involves establishing an urban buffer area around the community. To achieve an urban buffer, parcels located on the periphery of the Plan Area have been designated as Estate Residential (ER). The Estate Residential land use designation will allow for the gradual blending of urban development with surrounding agricultural uses. Estate Residential also promotes a well-defined rural small town characteristic edge between the City of Turlock and the Community of Denair where agricultural operations may no longer continue as a viable land use option.

The future growth forecasted for Denair translates into demand for a variety of housing types. Vacant and underutilized parcels within the existing Denair Community Plan Area offer the potential for meet the forecasted population growth housing needs. Suitable locations for Medium-Density Residential (MDR) and Medium High-Density Residential (MHDR) housing is within the interior of communities, providing residents convenient access to public services, retail shopping and public transit opportunities. Development of housing at medium and medium high densities in and around the community's commercial district would positively influence the overall appearance of the

community and add new residents who are likely to shop in Denair's commercial district. As such, Medium- and Medium High-Density land use designations have been moved from Denair's periphery to its interior.

With the community's small size and the proximity to competing commercial centers outside the community (City of Turlock), the community's downtown commercial core takes on a neighborhood convenience and specialty commercial focus that meets the convenience goods and services needs of local residents. In addition, the downtown commercial area can become a gathering place for local community events. To provide an opportunity for the revitalization of Denair's historical urban core, the community's commercial area has been centralized and compacted.

Circulation. Waring Road, Taylor Road (west of Waring Road) and Zeering Road (west of Waring Road) are classified as Major Roads. Class II bike lanes are designated along major roadways consistent with the Stanislaus Area Association of Governments' *Regional Bicycle Transportation Master Plan*. Additional Class II bike lanes provide connectivity to downtown, school and recreational facilities and to the multi-purpose trail system.

A multi-purpose trail, offering access to a variety of users, including pedestrians, cyclist and equestrians is planned along the canals on the plans eastern and northern edges. The multi-purpose trail ties into the community's bikeway network.

Public Facilities. The Community of Denair is devoid of parks and other public outdoor areas for recreating, gathering, and socializing. The County's minimum standard for providing adequate parkland is 3 acres of parkland / 1,000 residents. The Community Plan diagram depicts the general location of future neighborhood and community park sites. The general locations of future park sites are conceptual and indicative of park locations based on service area radius, major streets and surrounding land uses. Parks should be located in the general vicinity shown in the Community Plan.

The following general standards define the various park designations identified in Denair Community Plan:

Neighborhood Park – 3 to 5 acres. Neighborhood parks are designed to meet local "neighborhood" needs, and are intended to be within walking or bicycling distance of one-half mile from neighborhood residences. A neighborhood park service area should avoid crossing any major natural or manmade barriers (e.g., railroads, canals, and major roads) that inhibit access to the park. Neighborhood parks usually emphasize child oriented facilities providing a variety of play spaces and associated amenities.

Community Park – 10 to 15 acres. A community park should serve the community and be developed to serve specific recreational needs such as baseball, softball, hard court areas, swimming pool, or recreation center. Patrons of these facilities are expected to drive to the park. As such, community parks should provide adequate parking areas and access from collector and/or major roads. The location of the community park should avoid the need to travel through neighborhoods. Care must be taken when siting a community park to avoid conflicting with nearby residential uses. Community parks can be developed as joint-use facilities able to accommodate seasonal storm drainage basins.

Setting. The Community of Denair is located in the south central portion of Stanislaus County, east of the City of Turlock. Most of the community is surrounded by productive farmland, though residential development within the City of Turlock lies only a mile to the west. The community is bisected by the Burlington Northern-Santa Fe Railroad.

Development History and Pattern. Originally a Quaker settlement, the Denair community was first called Elmwood Colony and then Elmdale. In the early 1900s, the Modesto Bank subdivided 640 acres as a townsite. John Denair, a railroad superintendent, subsequently purchased the townsite, and the town's name was changed, fittingly, to Denair.

The original townsite was surveyed and developed at right angles to the Burlington Northern-Santa Fe Railroad, which runs in a northwest/southeast direction. More recent development patterns have been on the traditional north/south grid, leaving Denair's historic core physically offset from newer development.

Land Use. The Denair Community Plan area encompasses 1,013 acres between Taylor Road on the north and Tuolumne Road on the south. The Turlock Irrigation District Main Canal binds Denair on the east while Waring Road generally forms the community's western boundary. The Denair community is buffered by land designated as Estate Residential. This residential land use designation provides a transition from the urbanized environment of the town to surrounding agricultural uses. In the southwest portion of the plan, an agricultural buffer is established between the Denair community and the City of Turlock.

Denair's commercial core area is compact to maximize development opportunities. Higher density residential development is located near the downtown commercial core for easy access to downtown services. The Denair Community Plan contains adequate land to support a population of approximately 8,000 residents. Table 1 provides a summary of land uses within the Denair Community Plan area.

Table 1: Denair Community Land Use Profile

Land Use	*Developed Acreage*	*Vacant Land*	*Total Acreage*	*Percent Of Total*
Estate Residential (ER)	*132*	*153*	*285*	*28%*
Low Density Residential (LDR)	*275*	*263*	*538*	*53%*
Medium Density Residential (MDR)	*17*	*0*	*17*	*2%*
Medium High Density Residential (MHDR)	*6*	*11*	*17*	*2%*
Commercial (C)	*12*	*24*	*36*	*4%*
Industrial (I)	*5*	*0*	*5*	*1%*
*Parks**	*0*	*34*	*34*	*3%*
*Schools***	*61*	*20*	*81*	*8%*
Total	*508*	*505*	*1,013*	*100%*

Notes:
Parks vacant land acreage is based upon a calculation need of 3 acres / 1,000 population projected in the Community Plan

*** School vacant land acreage assumes two additional elementary schools will need to be provided.***

Circulation. Primary roadways within the community are Monte Vista Avenue, Main Street, Zeering Road, Lester Road and Santa Fe Avenue. Traffic within the community is relatively light, with most of Denair's roadways operating at LOS C or better. Signalization of the community's main intersections (Lester Road at Monte Vista Ave/Main Street, Santa Fe Avenue at Main Street and Zeering Road at Gratton Road) will improve traffic flow. Non-motorized transportation is encouraged via a system of recreational trails and bicycle lanes that connect the Community's residential areas with downtown, recreational and school facilities and along the irrigation canals at the Community's edge.

Public Services

Wastewater Collection and Treatment. The Denair Community Services District provides wastewater service. Wastewater is conveyed to the City of Turlock Wastewater Treatment Plant for treatment. For the past 13 years, growth in Denair has been retarded due to the capacity of the sewer interceptor between Denair and Turlock.. Wastewater collection system improvements are underway to improve delivery of wastewater to the City of Turlock Wastewater Treatment Plant.

Water Service. The Denair Community Services District provides potable water service to the Denair community. Domestic water is supplied by wells that pump groundwater. Water quality is good and no treatment is provided

Law Enforcement. Law enforcement is provided by the Stanislaus County Sheriff's Department that maintains a sheriff's substation within the Denair community. The California Highway Patrol shares space with the County Sheriff's Department in the substation located on East Main Street.

Fire Protection. The Denair Fire District (DFD) has the responsibility for fire protection, paramedic services and emergency rescue services to Denair and surrounding areas. The DFD is a volunteer fire department. Response time within the Denair community is 3 to 5 minutes.

Schools. Denair is located within the Denair Unified School District. The District has one elementary school (K-4), one middle school (5-8) and one high school (9-12). To accommodate growth, the Community Plan identifies general locations for future school sites.

Parks and Recreation. The Denair Community Services District provides park and cultural activity centers services in the community. The community's current parkland inventory does not meet the County standard of 3 acres of parkland per 1,000 residents. The Community Plan illustrates the general location of future park sites, including 1 Community Park and 3 neighborhood parks.

Goals, Policies and Implementation Measures

The following goals, policies and implementation measures are directed specifically toward the Denair community and are intended to guide development within the Denair Community Plan Area:

GOAL ONE

Reinforce Denair's small rural town character.

POLICY ONE

The County shall work with the Denair Municipal Advisory Committee, and other interested groups, to develop a Downtown Master Plan for the planning and implementation of programs to support the vitality of the downtown area. The Master Plan should include detailed development guidelines for downtown.

POLICY TWO

Promote the vitality of Denair's central business district and preserve Denair's small town character by encouraging it to become a unique shopping district and community events area with a variety of retail commercial, office residential, civic, cultural and recreational uses.

POLICY THREE

Reduce the area currently designated for commercial uses in the community as a means of concentrating retail activity in a focused area.

IMPLEMENTATION MEASURES

1. Develop gateway treatments to mark the entries to the downtown at Santa Fe Avenue and Main Street and at Gratton Road and Main Street.

2. Create a pleasant pedestrian street environment through attractive streetscape design and features including street trees, lighting, sidewalks and planters.

3. Develop design guidelines for new and existing building renovation in the downtown, in keeping with a small town, pedestrian oriented street character.

4. Consider use of Redevelopment Agency funds for enhancement projects.

GOAL TWO

Provide a well-defined community edge between Denair and adjacent agricultural land, as well as between Denair and the City of Turlock.

POLICY ONE

Create a greenbelt / buffer around the perimeter of the Community that provides clear sense of identity for the Community of Denair.

POLICY TWO

The Denair Community Plan should promote very low density residential uses along the Community's edge or periphery in order to reduce conflicts with surrounding agricultural uses, as well as to establish and define a permanent buffer between Community of Denair and the City of Turlock.

IMPLEMENTATION MEASURES

1. Estate Residential shall be designated along the northerly, westerly and easterly periphery of the Denair Community Plan Area to reduce urban density toward the edge of the Community Plan Area.

2. The sizing of sewer and water lines should be reduced as they approach the northerly, westerly and easterly periphery of the Denair Community Plan Area to limit growth influences beyond the Plan Area.

3. Landscape design requirements shall be considered for new projects, which develop along the entryways to the Community of Denair, in particular to Waring Avenue, Monte Vista Avenue, Gratton Road and Santa Fe Avenue. Landscape design should promote a sense of transition from the surrounding agricultural area to urban setting. Utilization of trees to screen urban uses along these entryways is encouraged.

4. Within the Community Plan area, properties designated Low Density Residential and located outside the boundaries of the Denair CSD, may be designated, "Low Density Residential" or "Estate Residential" on the General Plan. (This will allow development of ½ acre lots with public water or 1 acre lots without public water or public sewer.)

GOAL THREE

Provide for the non-motorized transportation needs of the Denair Community.

POLICY ONE

Provide safe and convenient pedestrian and bicycle facilities to various destinations throughout the Community of Denair.

POLICY TWO

Provide pedestrian and bicycle facilities that link community residents to schools, parks, civic facilities and the community's downtown core in accordance with the Denair Community Plan diagram.

POLICY THREE

The Community pedestrian and bicycle facilities shall connect to regional pedestrian and bicycle facilities.

IMPLEMENTATION MEASURES

1. Develop irrigation canals as non-motorized transportation enhancement to promote the walking, cycling and other non-motorized means of transportation.

2. The County shall explore a cooperative agreement with the Turlock Irrigation District to use canal right-of-way / easement for multi-purpose recreational trails, as identified on the Denair Community Plan diagram.

3. Bicycle facilities shall be included as part of road improvement projects where said roadways are identified as bike lanes on the Denair Community Plan.

GOAL FOUR

Provide for the recreational needs of residents of the Denair Community.

POLICY ONE

New development shall provide the residents of Denair with adequate parkland facilities to meet the County standard of 3 acres per 1,000 residents.

IMPLEMENTATION MEASURES

1. The County shall work to acquire and develop parkland, including adequate facilities to accommodate one community park. The general location of future park sites is portrayed on the Community Plan diagram.

HICKMAN COMMUNITY PLAN

Significant population growth is not anticipated in Hickman. Presently, the service area is mostly developed and there has been little demand for expansion. Some growth is expected in existing lots, but there are a limited number of vacant lots that front on County roads.

KEYES COMMUNITY PLAN

Land Use. Growth forecasted for Keyes translates into a demand for a variety of housing types. Vacant and underutilized parcels within the existing Keyes Community Plan Area, along with a northward expansion of the Community Plan Area offer the potential for providing the forecasted population growth housing needs. Growth, in the form of residential development, has been directed east of State Route 99 to avoid conflicts with industrial uses west of State Route 99. With the exception of an established mobile home park located north of Turlock Irrigation District's Upper Lateral 2½, Medium - and Medium High-Density land use designations are moved from the periphery of Keyes to the interior of the community. Establishment of medium and medium high-density housing adjacent to the community's commercial districts and public amenities will accommodate long-range housing needs for the community and County, while encouraging a compact community form.

With the community's small size and proximity to competing commercial centers outside the community (Cities of Ceres and Turlock), the community's commercial designations take on a neighborhood convenience focus. The Commercial designations within the community are intended to provide essential community retail goods and services. Activities may range from a single commercial use to a neighborhood shopping center. The Highway Commercial land use designation adjacent to the State Route 99 / Keyes Road Interchange is intended to provide for and promote concentration of commercial uses serving the needs of the traveling public. The State Route 99/Keyes Road Interchange also serves as an important gateway into the community.

Industrial and Planned Industrial land uses west of State Route 99 are buffered from sensitive land uses to the east of the highway. Industrial and Planned Industrial uses are afforded direct access to heavy rail service, and vital regional north-south and east-west transportation corridors.

The Community Plan includes an area designated Urban Transition. The Urban Transition land use designation recognizes the lands current commitment to Williamson Land Conservation Act contracts. The Urban Transition land use designation also recognizes the importance of this area in the overall development of community-wide circulation improvements and relationship to adjacent planned urban land uses. It is anticipated this area will, in the future, be developed as Low Density Residential.

Community Character. Community character is crucial for establishing the overall vision of what constitutes a desirable and viable community. The present appearance of the community along the State Route 99 corridor, as with many corridor communities, is unattractive. A lack of urban landscaping, key community entryways and unsightly land uses adjacent State Route 99 contribute to a negative image which discourages interest in investing in the community.

The residents of Keyes envision a cohesive small town that encourages social interaction among its community members. The Plan along with its goals, policies and implementation measures address neighborhood character, community edge and entryways into the community. The community core along 7th Street has its own unique character as a pedestrian-oriented concentrated area of residential, commercial, and public and quasi-public uses. Future development should enhance the vitality of the community core along 7th Street while retaining a diversity of residential, commercial and public and quasi-public uses.

Circulation. Faith Home Road (north of Keyes Road), Keyes Road (east of Faith Home Road) and Golden State Boulevard (south of Keyes Road) are classified as Major Roads. Rohde Road, 7th Street, Nunes Road, and Washington Road are classified as Collectors. To promote a traditional local street pattern that evenly disperses traffic throughout the community, the Plan identifies the alignments for future roadway extensions. The Community Plan includes future easterly roadway extensions of Hollywood Drive, Anna Street, Esmail Avenue, Maud Avenue and Norma Way to serve east-west circulation. The Community Plan also includes future northerly roadway extensions of Jennie Avenue and Stella Avenue to serve north-south circulation.

To optimize Highway Commercial opportunities and accommodate forecasted traffic volumes on Washington Road, Ninth Street between Nunes and Keyes Roads should be abandoned. In its place, Washington Road should be extended to Keyes Road, opposite Golden State Boulevard. These modifications will improve circulation within the community and create a clear distinction between highway commercial and community related commerce, while establishing an opportunity for a prominent gateway for the community. The broad open area of the highway on- and off-ramps provides an opportunity for establishing a distinctive landscaped entry into the community.

The Community Plan encourages bicycling and walking. Two forms of non-motorized transportation routes are depicted on the Community Plan Diagram. Bike lanes are designated along major roadways consistent with the Stanislaus Council of Governments' (formally Stanislaus County Area Association of Governments) *Regional Bicycle Transportation Master Plan*. Bike lanes provide connectivity to neighborhoods, commercial centers, school and recreational facilities.

A multi-purpose trail, offering access to a variety of users including pedestrians, cyclists and equestrians, is planned along Turlock Irrigation District's Upper Lateral No 2½ right-of-way. The multi-purpose trail, which ties into the community's bikeway, provides a completely separated right-of-way with minimum cross flows by motorists.

Parks. Hatch Park is the only park available to all residents of Keyes. This park does not meet the County's minimum standard of providing 3 net acres of parkland/1,000 residents needed to support the community's current population. To accommodate growth, the Community Plan

diagram envisions the expansion of Hatch Park into a community park. The Community Plan also identifies the general location of future neighborhood park sites. The neighborhood park symbols do not denote precise park locations, but suggest approximate locations for additional parkland acquisitions.

The following general standards define the various park designations identified in the Keyes Community Plan:

Neighborhood Park – 3 to 5 Acres. Neighborhood parks are designed to meet local "neighborhood" needs, and are intended to be within walking or bicycle distance of one-half mile from neighborhood residences. A neighborhood park service area should avoid crossing any major barriers (e.g., canals, collectors or major roads) that inhibit access to the park. Neighborhood parks should emphasize child-oriented facilities providing a variety of play spaces and associated amenities. Neighborhood parks should also be bound on all four sides by local streets to promote safety and public access.

Hatch Community Park – 15+ Acres. To provide for recreational needs of the community such as baseball, softball, and hard court areas, and family-oriented activities such as picnic areas and an indoor recreation center, Hatch Park should be enlarged to provide a minimum of 15 acres. Patrons are expected to drive to this facility. As such, Hatch Park should be bound by streets to minimize on-site parking requirements. As a highly active center, residential or other noise sensitive land uses should not directly abut the park.

Schools. Keyes is served by two school districts providing elementary and secondary education. The Keyes Unified School District provides for elementary (grades K-8) education. The Turlock Joint Union High School District provides for secondary (grades 9-12) education. Existing, planned and proposed school sites are shown on the Community Plan diagram. The proposed elementary school symbol does not denote the precise school site location, but suggests an approximate location for an additional elementary school.

Development History and Pattern. Keyes dates back to 1871 when it was a railroad siding of the Central Pacific (now Union Pacific) Railroad. The siding was named Keyes Switch, after Thomas J. Keyes, a state senator who resided nearby. The community grew slowly, consisting of only 16 families when the Keyes Grammar School was established in 1905-1906. The construction of the school and a church spurred additional growth, which slowed once more during the Great Depression. In the 1990s, the community grew faster than the County on average and reached an estimated 3,400 residents by 1998.

Like many other Central Valley towns, Keyes' original townsite was laid out at right angles to the northwest/southeast trending railroad. More recent development patterns have been on a traditional north/south grid, leaving Keyes' historic core physically offset from newer development. State Route 99 parallels the Union Pacific Railroad corridor to the east. The State Route 99 bypass, constructed in the mid-1980s, physically divides the community.

Land Use. The Keyes Community Plan area contains adequate land to support a population of approximately 9,300 residents. The Community Plan accommodates future growth in the most efficient manner possible. The Community Plan is aimed toward maintaining a compact urban form, preserving surrounding agricultural lands.

The Plan area encompasses 857 acres between the Turlock Irrigation District Lateral Number 2-1/2 on the north and Keyes Road on the south. Faith Home Road serves as the community's western boundary. Washington Road serves as the community's eastern boundary. The majority of commercial and residential land uses lie east of State Route 99 while industrial uses are located to the west of State Route 99.

New residential development is targeted for the community's northern and eastern areas. The Community Plan also includes land designated as Urban Transition. This land is presently under Williamson Land Conservation Act contract. Should the Williamson Act contracts not be renewed in the future, the land may be developed as Low Density Residential.

The Community Plan encourages the development of commercial areas which conveniently serve residential population, provide employment opportunities, form an attractive segment of the community and contribute to the County's tax base. Commercial development opportunities are provided at the northwest intersection of Washington Road and Keyes Road, and at the planned intersection of Faithhome Road and Hollywood Drive. In addition, the Keyes Community Plan designates land adjoining Golden State Boulevard, Keyes Road and State Route 99 for highway commercial development. Industrial uses are primarily located west of State Route 99.

Table 1 provides a summary of land uses within the Keyes Community Plan area.

Table 1: Keyes Community Land Use Profile

Land Use	Developed Acreage	Vacant Land	Total Acreage	Percent Of Total
Low Density Residential (LDR)	191	159	350	41%
Medium Density Residential (MDR)	57	34	91	10%
Medium High Density Residential (MHDR)	17	13	30	3%
Commercial (C)	22	17	39	4%
Highway Commercial (HC)	18	90	108	13%
Industrial (I)	52	32	84	10%
Planned Industrial (PI)	33	7	40	5%
Urban Transition (UT)	-	48	48	6%
Parks*	5	20	25	3%
Schools**	12	30	42	5%
Total	407	450	857	100%

Notes:
***Parks vacant land acreage is based on a calculation need of 3 acres/1,000 residents projected in the Community Plan. Vacant parkland is representative of the Community Plan "Proposed Parks" symbol which denotes general location.**

**** Schools vacant land acreage includes the planned middle school to be developed adjacent to Washington Road, and for one additional elementary school that will be needed.**

Circulation. The Community Plan identifies the location and extent of existing and proposed major roads, collector streets and local streets, as well as bikeways and rail lines. The Keyes Road interchange provides a vital link to the community from State Route 99. Keyes Road, Faith Home Road, Rohde Road/7th Street, Washington Road and Esmail Avenue are the community's primary roadways. Non-motorized transportation is encouraged via a system of recreational trails and bicycle lanes that connect the community's residential neighborhoods with retail centers, recreational and school facilities, and other public facilities.

Public Services

Wastewater Collection and Treatment. The Keyes Community Services District provides wastewater collection. Wastewater is conveyed to the City of Turlock wastewater treatment plant for treatment. Population growth in Keyes has been impeded due to capacity limitations of the sewer interceptor between Keyes and the City of Turlock wastewater treatment plant. Wastewater collection system improvements are underway to improve delivery of wastewater to the City of Turlock wastewater treatment plant.

Water Service. The Keyes Community Services District provides water service to the Keyes community. Domestic water is supplied by wells that pump groundwater. The groundwater is treated at the well head prior to being conveyed to customers.

Law Enforcement. Law enforcement is provided by the Stanislaus County Sheriff's Department. The County maintains a Sheriff's substation within the Keyes community. The California Highway Patrol shares space with County's sheriff's Department in the sub-station located on 7th Street.

Fire Protection. The Keyes Fire Protection District provides fire protection and paramedic services to the Keyes and surrounding areas. The District is a volunteer fire department. The average response time is two minutes.

Schools. Keyes is located within the Keyes Unified School District and the Turlock Joint Union High School District. The Keyes Unified School District has three schools, one charter school (K-8), one elementary school (K-8) and one pre-school all located on one campus site. Improvements are underway for a new middle school (Grades 6 – 8). The new middle will be located in northeast section of the community plan area, adjacent to Washington Road. The

Community Plan Diagram depicts the general location of a future elementary school site. High school-aged students (Grades 9 – 12) currently attend Turlock High School. Construction is underway for a new high school (Pitman High School) between Taylor Road and Christofferson Parkway. Once completed, it is anticipated that Keyes' high school-aged students will attend Pitman High School.

Parks and Recreation. The County provides and maintains one park facility within the community of Keyes. The community's current parkland inventory does not meet the County standard of 3 acres of parkland per 1,000 residents needed to support the community's present population. The Community Plan includes expanding Hatch Park into a 15 acre Community Park. The Community Plan also depicts the general location of future neighborhood park sites.

Goals, Policies and Implementation Measures

The following goals, policies and implementation measures are directed specifically toward the Keyes community and are intended to guide development within the Keyes Community Plan Area:

GOAL ONE

Achieve a harmonious relationship between the urban environment and surrounding agricultural setting.

POLICY ONE

Provide a land use pattern that is compatible with surrounding land uses and which provides an effective transition between the built environment and agricultural uses along the periphery of the community.

POLICY TWO

Discourage the designation/rezoning of residential land uses on land sharing a boundary with agriculture designated lands outside the Community Plan Area.

POLICY THREE

Provide adequate setbacks and/or non-residential improvements between residential development and adjacent agricultural land uses outside the Community Plan Area.

POLICY FOUR

Cooperate with the City of Ceres to the north and the City of Turlock to the south in establishing definitive community separator policies/implementation measures.

IMPLEMENTATION MEASURES

1. Residential land use designations/rezoning that share a boundary with agricultural designated lands outside the Community Plan area shall demonstrate that a 200 foot building setback or other comparable development setback can be provided. Setbacks may include physical improvements such as roads and canals.

2. Commercial, Highway Commercial, and Planned Industrial development shall be buffered from adjacent agricultural land uses outside the Community Plan Area by landscaping elements.

GOAL TWO

Improve the visual appearance of the Keyes community.

POLICY ONE

Encourage the development of identifiable community boundaries to establish a sense of community identity.

POLICY TWO

Encourage the development of "Gateway" treatments at major entryways to the community.

POLICY THREE

Encourage the upgrading, beautification and revitalization of existing commercial areas along 7th Street.

POLICY FOUR

Develop and Implement Design Guidelines for new development and for revitalization of existing development within Keyes.

POLICY FIVE

Promote alternative design solutions to reduce the negative visual impact of walled developments within Keyes.

IMPLEMENTATION MEASURES

1. The County should adopt Design Guidelines for the Keyes Community. The guidelines should address residential subdivision design and connectivity, non-residential development, and design/establishment of a gateway/entry features for Keyes.

2. "Gateway" treatments should be established at the State Route 99/Keyes Road Interchange, and at Rohde Road and the crossing of the Turlock Irrigation District's Upper Lateral No 2 ½.

3. Develop positive, high quality landscaped edges along State Route 99 and major roads leading into the community

4. The County shall approve development proposals which include walls only if walls are necessary in order to mitigate the negative impacts of noise, visual separation from traffic, or to provide a barrier between incompatible land uses. Where walls are necessary, the County shall require separation from the roadway by a curb-adjacent sidewalk and a six-foot landscaped planter strip. A combination of walls, berming and vegetation is considered more desirable than walls used alone.

GOAL THREE

Encourage attractive and orderly development which preserves a small town atmosphere.

POLICY ONE

Provide a diverse community that integrates residential, commercial and industrial land uses supported by public facilities.

POLICY TWO

Create an enhanced streetscape environment through the use of landscape and pedestrian access along arterial and collector streets.

POLICY THREE

Medium and High Density Residential should be located along collectors, and be designed and oriented in order to function as part of the overall neighborhood.

POLICY FOUR

Provide adequate lands to accommodate the development of commercial areas which will conveniently serve current and future residential needs.

POLICY FIVE

Minimize conflicts between industrial and planned industrial land uses by concentrating industrial activity west of State Route 99.

POLICY SIX

Provide convenient and accessible neighborhood commercial areas within the community to minimize vehicular trips needed for frequently used retail services.

POLICY SEVEN

Multi-family residential land uses shall be developed with a balance of open space, landscaping, and shall be accessible to commercial and recreational areas and public transportation facilities.

IMPLEMENTATION MEASURES

1. Commercial development shall be consistent in scale and character with surrounding neighborhood.

2. Commercial sites shall be developed in such a manner to not preclude direct access from residential areas for pedestrian and bicycle traffic.

3. County shall encourage and seek the revitalization of existing housing stock within the central core of the community.

4. County shall encourage and assist the commercial revitalization of 7th Street.

5. Walled and isolated residential enclaves shall be discouraged.

6. Residential areas shall be designed to create a pattern of activity that promotes community interaction within and with abutting neighborhoods.

7. Parks and schools shall be located and designed as neighborhood focal points.

8. Residential rear yards with walls shall be discouraged along collector streets within the interior of the community to avoid walled subdivisions. In situations where collectors with walls adjoin residential areas, cul-de-sacs should be used to create wall openings with pathway connections to encourage pedestrian access.

9. Development adjacent to Turlock Irrigation District Upper Lateral No 2½ shall maintain an open edge along the Lateral rather than backing against the Lateral.

GOAL FOUR

Promote highway-oriented commercial development in the State Route 99 corridor.

POLICY ONE

The County shall encourage the location of businesses and services (e.g., restaurants, service stations, lodging) in the State Route 99 corridor to serve the traveling public and local residents.

IMPLEMENTATION MEASURES

1. Designate land adjacent to the State Route 99/Keyes Road Interchange with good highway visibility and access as Highway Commercial. Permitted uses shall be those determined by the County to be supportive of the overall goals and policies of the Keyes Community Plan.

2. Limit development adjoining State Route 99/Keyes Road Interchange to large sites and non-residential uses with generous landscaping.

3. The County shall designate land in the Golden State Boulevard/Keyes Road/State Route 99 Interchange corridor area as Highway Commercial.

GOAL FIVE

Provide an interconnected system of streets and roads to distribute traffic and meet the circulation needs of the Community.

POLICY ONE

The County should promote development of a traditional grid circulation system that distributes traffic, provides connectivity and offers multiple-route choices for motorists, as portrayed on the Keyes Community Plan Diagram.

POLICY TWO

Open street patterns, that create a network of circulation connections with multiple points of ingress and egress are encouraged.

POLICY THREE

All roadways shall be designed to complement the urban development pattern and coordinate with pedestrian, bicycle and transit routes.

IMPLEMENTATION MEASURES

1. The County shall evaluate development proposals for conformance with the circulation system depicted on the Keyes Community Plan Diagram.

2. Recognizing the community's land use pattern, limited number of continuous north-south and east-west streets will result in less than acceptable service standards on a small number of streets, the following roads shall be extended and designated as Collectors as depicted on the Community Plan:

   a) Esmail Avenue shall be extended to Washington Road;
   b) Starlite Drive shall be extended to Washington Road; and
   c) Washington Road shall be extended to Keyes Road .

   The following local roads shall be extend to improve continuous north-south and east-west circulation as depicted on the Community Plan:

   a) Maude Avenue shall be extended to Washington Road;
   b) Anna Avenue shall be extended to Washington Road;
   c) Jennie Avenue shall be extended to future Starlite Drive extension; and
   d) Stella Avenue shall be extended to future Starlite Drive extension.

GOAL SIX

Provide for the non-motorized transportation needs of the Keyes Community.

POLICY ONE

Provide safe and convenient pedestrian and bicycle facilities to various destinations throughout the community of Keyes.

POLICY TWO

Provide pedestrian and bicycle facilities that link community residents to schools, parks, civic facilities and the community's retail centers in accordance with the Keyes Community Plan diagram.

POLICY THREE

Community bicycle facilities shall connect to regional bicycle facilities.

IMPLEMENTATION MEASURES

1. Develop multi-purpose trail adjacent to the Turlock Irrigation District Lateral 2 ½ to promote walking, cycling and other non-motorized means of transportation.

2. The County shall explore a cooperative agreement with the Turlock Irrigation District to use Lateral 2 ½ right-of-way/easement for multi-purpose recreational trail, as identified on the Keyes Community Plan.

3. Bicycle facilities shall be included as part of road improvement projects where said roadways are identified as bike lanes on the Keyes Community Plan.

GOAL SEVEN

Provide for the recreational needs of the residents of the Keyes Community.

POLICY ONE

The County shall support expansion of Hatch Park as a Community Park.

POLICY TWO

The County should acquire additional parkland, pursuant the Keyes Community Plan, to meet the future parkland needs of the Keyes Community. Total parkland inventory should be consistent with the County standard of 3 acres of parkland per 1,000 residents.

IMPLEMENTATION MEASURES

1. The County shall acquire lands to the north and east of Hatch Park to accommodate expansion of the Hatch Park site to promote the development of a 15+ acre community park.

2. The County, in conjunction with the Keyes Municipal Advisory Committee and other interested groups, shall work to upgrade and expand the facilities at Hatch Park to include facilities normally associated with a Community Park (e.g., baseball fields, community center, soccer fields).

KNIGHT'S FERRY COMMUNITY PLAN

It is not anticipated that Knight's Ferry will experience significant growth in the coming years. Lack of sanitary sewer, existing Williamson Act contracts to the north, the Stanislaus River on the south and the community's desire to retain its historical character will keep its growth to a minimum. Projected 2010 population is only 300 compared to the 1980 population of 281. In the event that development is proposed within the historical community of Knight's Ferry, it must comply with the building standards in Appendix 1-1 of the Support Documentation.

LA GRANGE COMMUNITY PLAN

It is not anticipated that La Grange will experience any significant growth in the coming years. The present water system is lacking in the ability to serve additional customers, consequently, until the system is upgraded and expanded, future growth is seriously retarded. This is evident in the population projection for the year 2010 of 112 as compared to the 1980 population of 88. In the event that development is proposed within the historical community of La Grange, Appendix 1-2 of the Support Documentation should be consulted for building exterior design standards.

SALIDA COMMUNITY PLAN

The Community of Salida, located along State Route 99 immediately south of the Stanislaus River, is the northern gateway into Stanislaus County. The Salida Community Plan encompasses approximately 3,825 acres between the planned extension of Ladd Road on the north, Dale Road on the east, and Hammett Road on the west. West of State Route 99, the Community is bound on the south by Bacon Road/Murphy Road. East of State Route 99, the Community is bound on the south by Modesto Irrigation District (MID) Lateral Number 6 and Modesto City Limits.

Development History and Pattern. The Salida community was originally a railroad siding on the Central Pacific (formally Union Pacific) Railroad. The siding was named "Murphy's Switch", for John Murphy, who granted the railroad right-of-way on his property. In 1875, a post office was built at "Murphy's Switch" but the postal service would not allow the developing town to be named "Murphy's" since there was already a foothill settlement by that name. The town's name was subsequently changed to Salida. There are differing accounts regarding the derivation of the name Salida, which means "exit" in Spanish.

Since the original focus of the town was the railroad, Salida developed at right angles to the railroad line. More recent development patterns have been on a more traditional north/south grid, leaving the historic core of Salida west of State Route 99 physically offset from the rest of the community.

Land Use. The Community Plan is designed to serve a geographic size and population that is expected to be reached by the Year 2015 or before. The Community Plan does not mandate growth in specific areas within the Plan Area boundaries. Instead it is the intent of the Plan to guide growth to areas that either have existing infrastructure or where public services can be easily provided.

Recognizing the importance of agricultural lands, outward expansion of the community is predominately directed toward the north and east in concert with the northward expansion of the City of Modesto. Westerly expansion of the community is limited to Hammett Road. Hammett Road provides a direct link to State Route 99 and establishes a buffer between productive agricultural lands west of Hammett Road and urban development east of Hammett Road. No outward expansion is planned south of Murphy Road/Bacon Road.

The 4,472-acre Salida Community Plan Area provides a land base to support a population of approximately 22,000 residents. To support the projected 22,000 citizens of Salida, the Community Plan encourages the development of commercial areas to west and east of State Route 99 to conveniently serve the citizens of Salida. The Community Plan also includes an extensive Planned Industrial east of State Route 99 dedicated to the development of regional employment center for Stanislaus County.

The following Community Land Use Profile provides a summary of land uses within the Salida Community Plan Area:

Salida Community Land Use Profile

Land Use	*Developed Acreage*	*Vacant Land*	*Total Acreage*	*Percent of Total*
Low Density Residential (LDR)	*757*	*576*	*1,333*	*30%*
Medium Density Residential (MDR)	*50*		*50*	*1%*
Medium High Density Residential (MHDR)	*18*		*18*	*1%*
Commercial (C)	*105*	*114*	*219*	*5%*
Highway Commercial (HC)	*21*	*38*	*59*	*1%*
Planned Industrial (PI)	*178*	*2,462*	*2,640*	*58%*
*Neighborhood Parks**	*13*	*10*	*23*	*1%*
*Elementary Schools***	*20*	*30*	*50*	*1%*
*Middle Schools***	*15*	*25*	*40*	*1%*
*Private School****	*40*		*40*	*1%*
Total	*1,217*	*3,255*	*4,472*	*100%*

Notes:

* ***Parks vacant land acreage is based on a calculation need of 3 acres/1,000 residents projected in the Community Plan. Vacant parkland is representative of the Community Plan "Proposed Parks" symbol which denotes general location.***

** ***Vacant land inventory for schools includes the planned middle school to be constructed at the northwest corner of Kiernan Avenue and Toomes Road, and for three additional elementary schools that will be needed.***

Vacant land use inventory for schools assumes 10 acres for planned elementary school sites and 20 acres for middle school sites.

*** ***Private School: Modesto Christian School***

Development in the Community of Salida requires the preparation and adoption of specific plans or overall development plans (master plans) prior to subdivision approval. Each development area identified in Chapter 6 (Salida Community Character and Design Guidelines) of the General Plan Support Documentation requires a specific plan or master plan that demonstrates how the entire area will be developed, serviced and integrated with the surrounding existing and planned urbanized areas. These plans, as applicable, are to address neighborhood design, overall commercial and/or planned industrial site planning, and provisions for public services (parks, schools, law enforcement, fire protection, and other community facilities), circulation and infrastructure and infrastructure financing. Infrastructure issues that need to be addressed include area wide water, wastewater and drainage services. How these services integrate with the overall community infrastructure requirements is essential to the long-term growth and stability of Salida.

Chapter 6 (Salida Community Character and Design Guidelines) of the General Plan Support Documentation is to be consulted for development guidelines and standards. In the event that development is proposed within the redevelopment area of Salida, Appendix I-3 of General Plan Support Documentation should also be consulted for development guidelines and standards.

Circulation. State Route 99 cuts diagonally through the Salida community. Access to State Route 99 is provided at Hammett Road, Kiernan/Broadway Avenue and Pelandale Avenue. Major roads are generally located on a one-half mile grid and include Kiernan Avenue (State Route 219), Covert Avenue, Bacon Road, Toomes Road, Finney Road, Hammett Road, Sisk Road and Stoddard Road. Salida Boulevard and Broadway Avenue are primary roadways within the town's core area. Most of Salida's roadways operate at LOS C or better; however, State Route 99 operates at LOS D.

The community's non-motorized transportation needs are to be met by a system of recreational trails and bicycle pathways that connect commercial areas, schools, parks and neighborhoods.

Public Services

Wastewater Collection and Treatment. The Salida Sanitary District provides wastewater services. The sewer collection system consists of conveyance lines ranging in size from 4 to 18 inches. Wastewater is conveyed to the District's wastewater treatment plant located to the north of the Community Plan Area. The plant has a capacity of 2.4 million gallons/day (mgd). The plant is currently operating at 40 percent capacity or approximately 0.96 mgd.

Water Service. The City of Modesto provides domestic water service to a majority of the Community of Salida from groundwater wells located in Salida. The water is treated at the well head prior to being conveyed to customers. Future growth of Salida is dependent upon providing the community with an adequate supply of water.

Law Enforcement. Law enforcement is provided by the Stanislaus County Sheriff's Department. The County maintains a Sheriff's substation within the Salida community. The California Highway Patrol shares space with the Sheriff's station located within the Community of Salida.

Fire Protection. The Salida Fire Protection District provides fire protection services and emergency medical services to Salida and surrounding areas. The District is staffed by both paid and volunteer fire fighters. The average response time is 3 to 5 minutes.

Schools. Salida is located within the Salida Unified School District (grades K-8) and the Modesto High School District (grades 9-12). The Salida Unified School District has four schools: Mildred Perkins Elementary, Sisk Elementary, Dena Boer Elementary, and Salida Middle School. Improvements are underway for a new middle school to be located in the northwest section of the Community Plan Area. Following the completion of the new middle school, Salida Middle School will be reverted to an elementary school. Salida's high-school-aged students attend Davis High School in the City of Modesto.

The Community Plan depicts the possible general location of future elementary and middle school sites.

Parks and Recreation. The County provides and maintains park facilities within the community of Salida. The community's current parkland inventory does not meet the County standard of 3 acres of parkland per 1,000 residents needed to support the community's present population.

The Salida Community Plan Diagram depicts the general location of future neighborhood park sites.

GOALS, POLICIES AND IMPLEMENTATION MEASURES

The following goals, policies and implementation measures are directed specifically toward the Salida community and are intended to guide development within the Salida Community Plan Area:

GOAL ONE

Achieve a harmonious relationship between the urban environment and surrounding agricultural setting.

POLICY ONE

Provide a land use pattern that is compatible with surrounding land uses and which provides an effective transition between the built environment and agricultural uses along the periphery of the community.

POLICY TWO

Discourage the designation/rezoning of residential land uses on land sharing a boundary with agriculture designated lands outside the Community Plan Area.

POLICY THREE

Provide adequate setbacks and/or non-residential improvements between residential development and adjacent agricultural land uses outside the Community Plan Area.

IMPLEMENTATION MEASURES

1. Residential land use designations/rezoning that share a boundary with agricultural designated lands outside the Community Plan Area shall demonstrate that an adequate building setback or other comparable development setback can be provided. Setbacks may include physical improvements such as roads and canals.

2. Commercial, Highway Commercial, and Planned Industrial development shall be buffered from adjacent agricultural land uses outside the Community Plan Area by landscaping elements.

GOAL TWO

Encourage attractive and orderly development which preserves a small town atmosphere.

POLICY ONE

Provide a diverse community that integrates residential, commercial and planned industrial land uses supported by public facilities.

POLICY TWO

Regulate the rate of residential construction to achieve orderly growth.

POLICY THREE

Encourage new residential growth in the form of neighborhoods.

POLICY FOUR

Require diversity of housing types in neighborhoods and a mix of uses in the neighborhood centers.

POLICY FIVE

Preserve the scale and character of established neighborhoods.

POLICY SIX

Require development and adoption of detailed specific plans/master plans for neighborhoods to meet the objectives of the Plan. Each plan shall cover sufficient area to address planning concerns created by development in the plan area and to adjacent areas, infrastructure and services as determined by the Stanislaus County General Plan Update Committee.

POLICY SEVEN

Ensure new development or redevelopment of established areas is in accordance with applicable design principals established in Chapter 6 (Salida Community Plan Guidelines) and Appendix I-3 (Salida Design Guidelines) of the Stanislaus County General Plan Support Documentation and the Salida Boulevard Corridor Plan.

POLICY EIGHT

Create an enhanced streetscape environment through the use of landscape and pedestrian access along Major and Collector streets.

POLICY NINE

Provide convenient and accessible neighborhood commercial areas within the community to minimize vehicular trips needed for frequently used retailed services.

IMPLEMENTATION MEASURES

1. Stanislaus County shall pursue developing and adopting a "Salida Growth Management Ordinance". The intent of the Ordinance is to establish a mechanism that stabilizes the community's annual population growth without jeopardizing economic prosperity.

2. New development shall be consistent with applicable elements of Chapter 6 (Salida Community Character Guidelines) of the Stanislaus County General Plan Support Documentation.

3. Development within the Redevelopment Area shall be consistent with applicable elements of Chapter 6 (Salida Community Character Guidelines) and Appendix I-3 (Salida Design Guidelines) of the Stanislaus County General Plan Support Documentation and the Salida Boulevard Corridor Plan.

4. Landscape design requirements shall be considered for new projects which develop along the entryways to the Community of Salida, in particular Hammett Road, Ladd Road, Kiernan Avenue, Dale Road. Landscaping design should promote a sense of transition from surrounding agricultural area to urban setting. Utilization of trees to screen urban uses along these entryways is encouraged.

5. Commercial development shall be consistent in scale and character with surrounding neighborhood and shall be developed in such a manner to not preclude safe and direct access from residential areas for pedestrian and bicycle traffic.

6. Residential areas shall be designed to create a pattern of activity that promotes community interaction within and with abutting neighborhoods.

7. Parks and schools shall be located and designed as neighborhood focal points.

8. Residential rear yards with walls shall be discouraged along collector streets within the interior of the community to avoid walled subdivisions. In situations where collectors with walls adjoin residential areas, cul-de-sacs should be used to create wall openings with pathway connections to encourage pedestrian access.

GOAL FOUR

Promote highway-oriented commercial development in the State Route 99 corridor.

POLICY ONE

The County shall encourage the location of businesses and services (e.g., restaurants, service stations, lodging) in the State Route 99 corridor to serve the traveling public and local residents.

IMPLEMENTATION MEASURES

1. Designate land adjacent to the State Route 99/Hammett Road Interchange with good highway visibility and access as Highway Commercial. Permitted uses shall be those determined by the County to be supportive of the overall goals and policies of the Salida Community Plan.

2. Limit development adjoining State Route 99/Hammett Road Interchange to large sites and non-residential uses with generous landscaping.

GOAL FIVE

Provide an interconnected system of streets and roads to distribute traffic and meet the circulation needs of the Community.

POLICY ONE

The County should promote development of a traditional grid circulation system that distributes traffic, provides connectivity and offers multiple-route choices for motorists, as portrayed on the Salida Community Plan Diagram.

POLICY TWO

Open Street patterns, that create a network of circulation connections with multiple points of ingress and egress are encouraged.

POLICY THREE

All roadways shall be designed to complement the urban development pattern and coordinate with pedestrian, bicycle and transit routes.

IMPLEMENTATION MEASURES

1. The County shall evaluate development proposals for conformance with the circulation system depicted on the Salida Community Plan Diagram.

2. Recognizing the community's land use pattern, limited number of continuous north-south and east-west streets will result in less than acceptable service standards on a small number of streets, the following roads shall be extended and designated as Collectors as depicted on the Community Plan:

   a) Technology Drive shall be extended to Dale Road;
   b) Bangs Avenue shall be extended to Dale Road;
   c) Stoddard Avenue shall be extended to future Ladd Road extension.

   The following Major road shall be extended to improve continuous east-west circulation as depicted on the Community Plan:

   a) Ladd Road shall be extended to State Route 99/Hammett Road Interchange.

GOAL SIX

Provide for the non-motorized transportation needs of the Salida Community.

POLICY ONE

Provide safe and convenient pedestrian and bicycle facilities that link community residents to schools, parks, civic facilities and the community's retail centers.

POLICY TWO

Community bicycle facilities shall connect to regional bicycle facilities.

IMPLEMENTATION MEASURES

1. Develop multi-purpose trail adjacent to Modesto Irrigation District's Modesto Main Canal and Laterals Nos. 6 and 8 to promote walking, cycling and other non-motorized means of transportation.

2. The County shall explore a cooperative agreement with the Modesto Irrigation District to use Modesto Main Canal and Laterals Nos. 6 and 8 right-of-way/easement for multi-purpose recreational trail.

3. Bicycle facilities shall be included as part of road improvement projects along collector streets.

GOAL SEVEN

Provide for the recreational needs of the residents of the Salida Community.

POLICY ONE

New development shall provide the residents of Salida with adequate parkland facilities to the County standard of 3 acres of parkland per 1,000 residents.

IMPLEMENTATION MEASURES

1. The County shall work to acquire and develop parklands. The general location of future park sites is portrayed on the Community Plan.

GOAL EIGHT

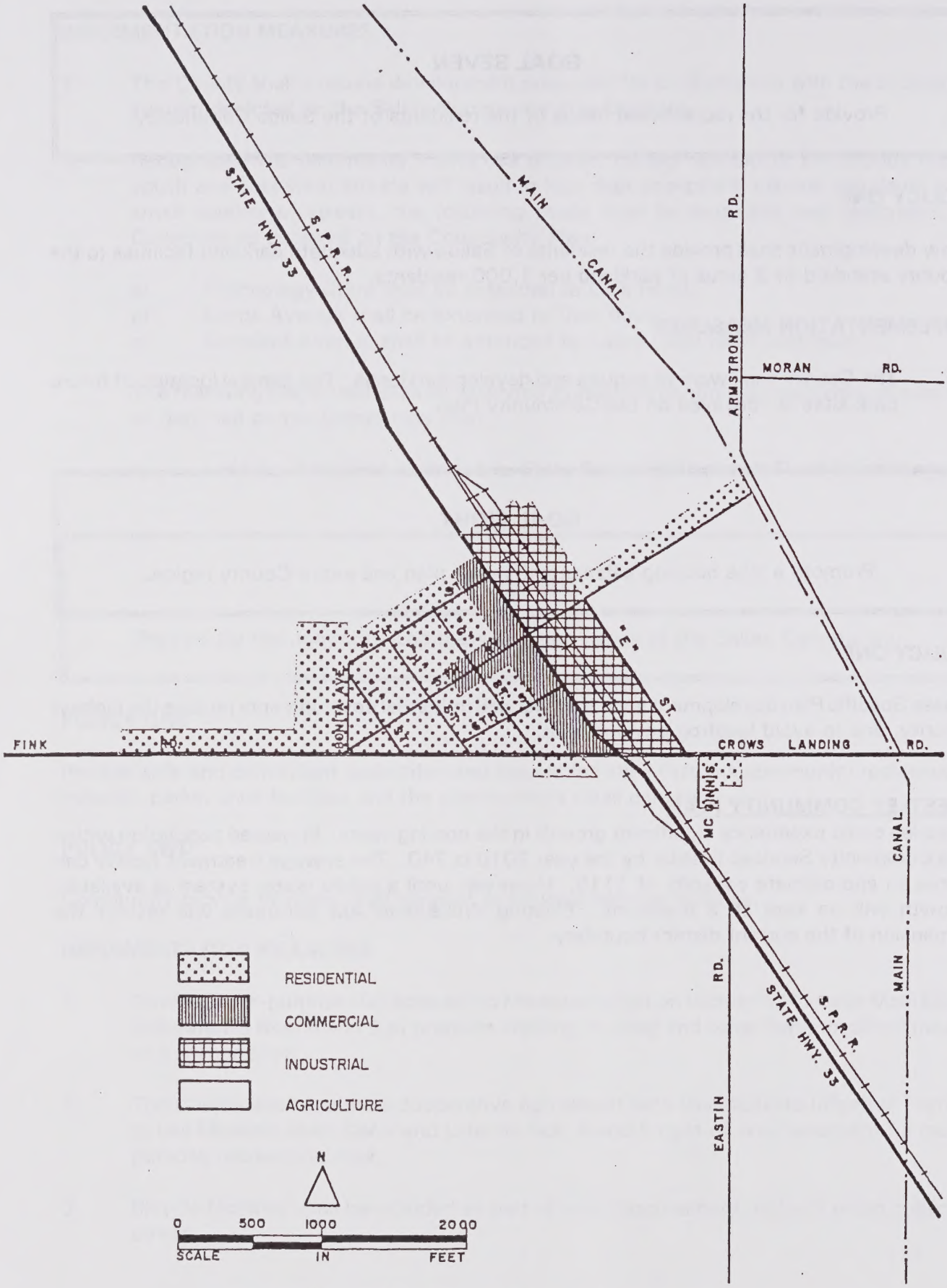
Promote a jobs housing balance within the plan and entire County region.

POLICY ONE

Phase Specific Plan development such that planned industrial developments receive the highest priority, and to avoid leapfrog development.

WESTLEY COMMUNITY PLAN

Westley could experience significant growth in the coming years. Projected population within the Community Services District by the year 2010 is 740. The sewage treatment facility can serve an approximate capacity of 1115. However, until a public water system is available, growth will be kept to a minimum. Existing Williamson Act contracts will restrict the expansion of the current district boundary.



Community Plan

CROWS LANDING

DEL RIO COMMUNITY PLAN

AREA I

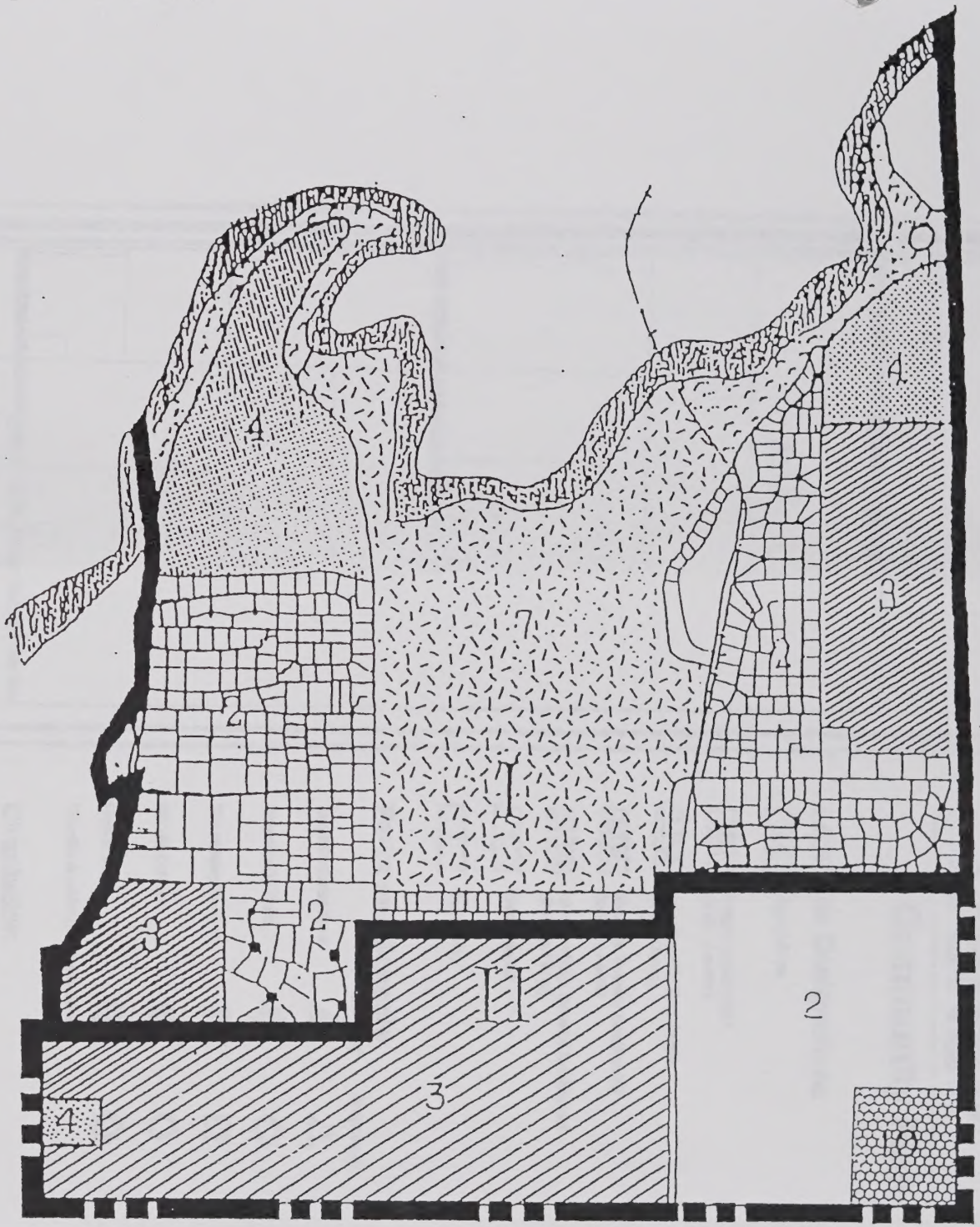
- APPROVE GENERAL PLAN AMENDMENTS
- REQUIRE PLANNED DEVELOPMENT
- REZONING ON NEW PROJECTS
- REQUIRE PROJECTS TO CONFORM TO AIR QUALITY / WATER MITIGATION MEASURES
- GENERAL PLAN DESIGNATIONS: LOW DENSITY RESIDENTIAL AND AGRICULTURE

AREA II

- GENERAL PLAN AMENDMENTS POSTPONED UNTIL A DETAILED STUDY IS PREPARED OF WATER / AIR / AGRICULTURAL BUFFERING / CIRCULATION AND COMMUNITY SERVICES ISSUES
- GENERAL PLAN DESIGNATIONS: AGRICULTURE / SPECIFIC PLAN OVERLAY

Recreation
Open Space
River
Ag Use
1 DU/AC
1 DU/2AC

2 2 DU/AC
3 1 DU/AC
4 1 DU/2 AC
7 RECREATION
10 COMMERCIAL



Denair

Community Plan

Land Use Designations

- AG — Agriculture
- ER — Estate Residential (1 du / 3 acres)
- LDR — Low Density Residential (0-7 du / acre)
- MDR — Medium Density Residential (0-14 du / acre)
- MHDR — Medium-High Density Residential (0-25 du / acre)
- C — Commercial
- I — Industrial

Parks and Schools

	Existing	Proposed*
Neighborhood Park	▲	△
Community Park	◆	◇
Elementary School	■	□
Middle School	●	○
High School	✸	✵

*Symbol denotes general location.

Circulation

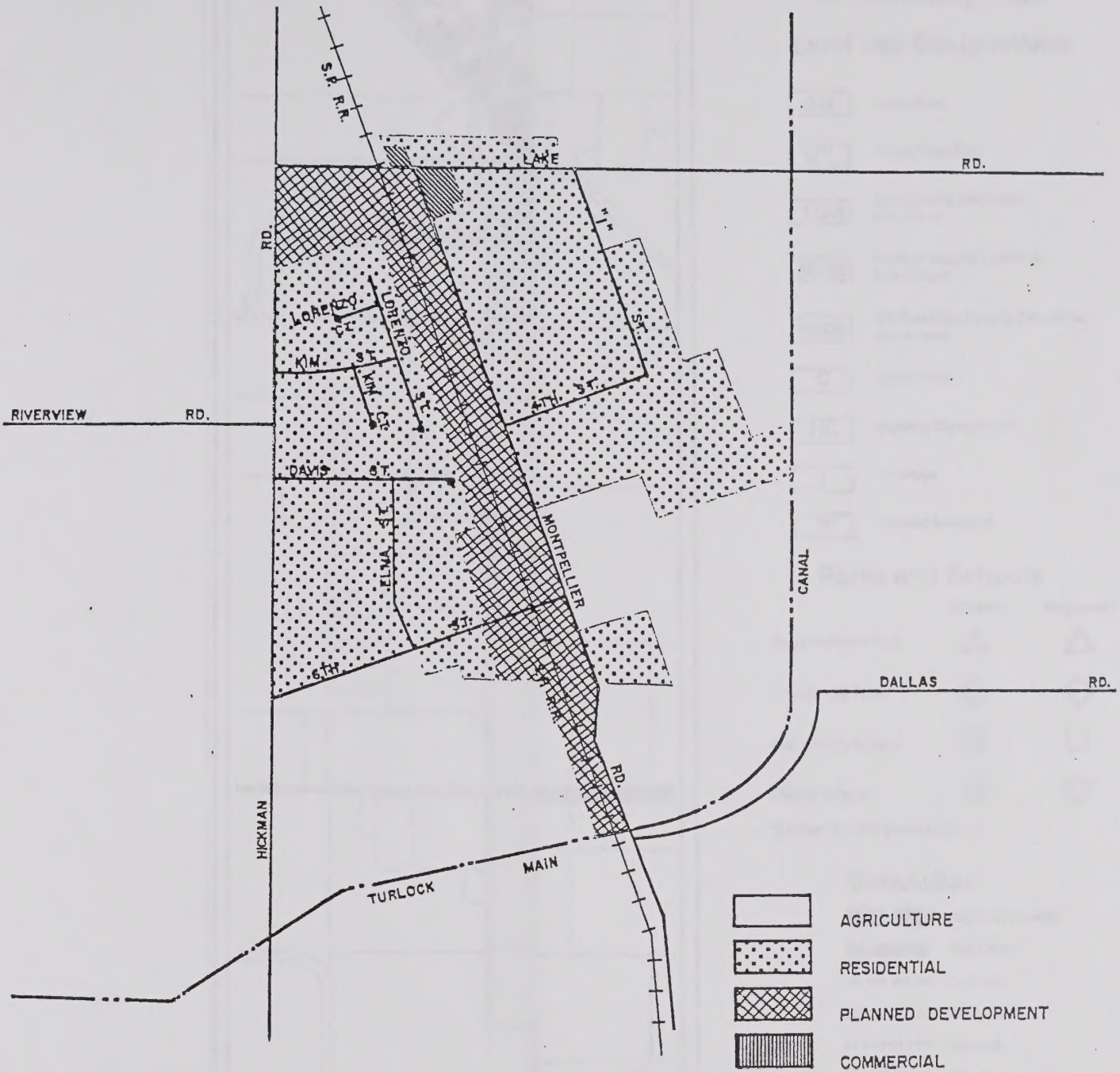
- Major Road
- Collector Road
- Railroad
- Class II Bike Lane
- Multi-purpose Trail

Relevant Boundaries

- Community Plan Boundary
- Community Services District

Scale: 1" = 400'

RRM DESIGN GROUP
Architecture • Planning • Engineering • Surveying • Interiors • Landscape Architecture
121 South Second Ave. Oakdale, California 95361 209/847-1794
2701 South Figueroa Street, San Luis Obispo, California 93401 805/545-1794



TOWN OF
HICKMAN
Community Plan

N

1500 1000 500 0 250 500
SCALE IN FEET

Keyes

Community Plan

Land Use Designations

AG	Agriculture
UT	Urban Transition
LDR	Low Density Residential (0-7 du / acre)
MDR	Medium Density Residential (0-14 du / acre)
MHDR	Medium-High Density Residential (0-25 du / acre)
C	Commercial
HC	Highway Commercial
I	Industrial
PI	Planned Industrial

Parks and Schools

	Existing	Proposed*
Neighborhood Park	▲	△
Community Park	◆	◇
Elementary School	■	□
Middle School	●	○

*Symbol denotes general location.

Circulation

- Highway / Freeway
- Major Road
- Collector
- Future Road
- Railroad
- Bike Lane
- Multi-purpose Trail

Relevant Boundaries

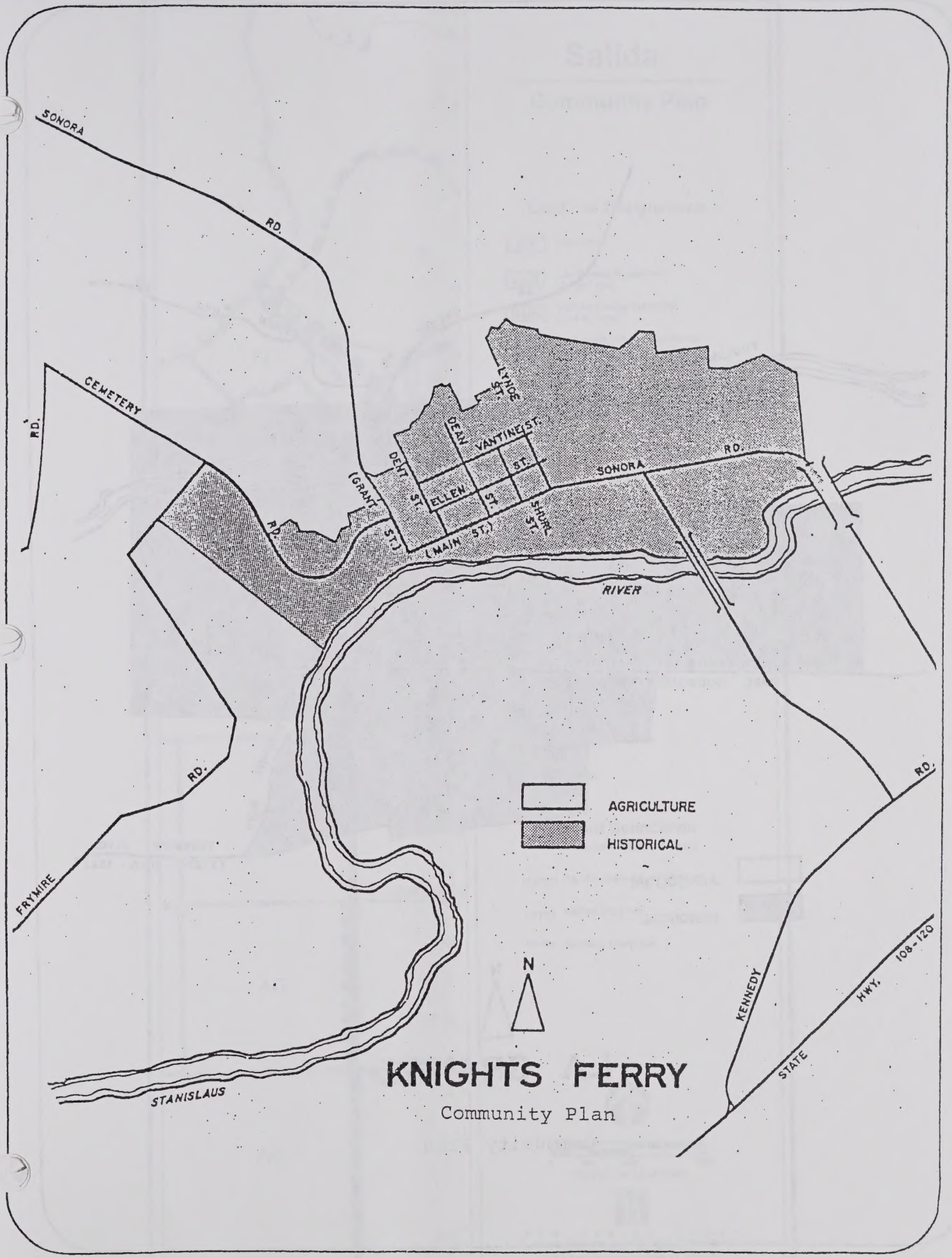
- Community Plan Boundary

Scale: 1" = 500'

0 500 1000 2000

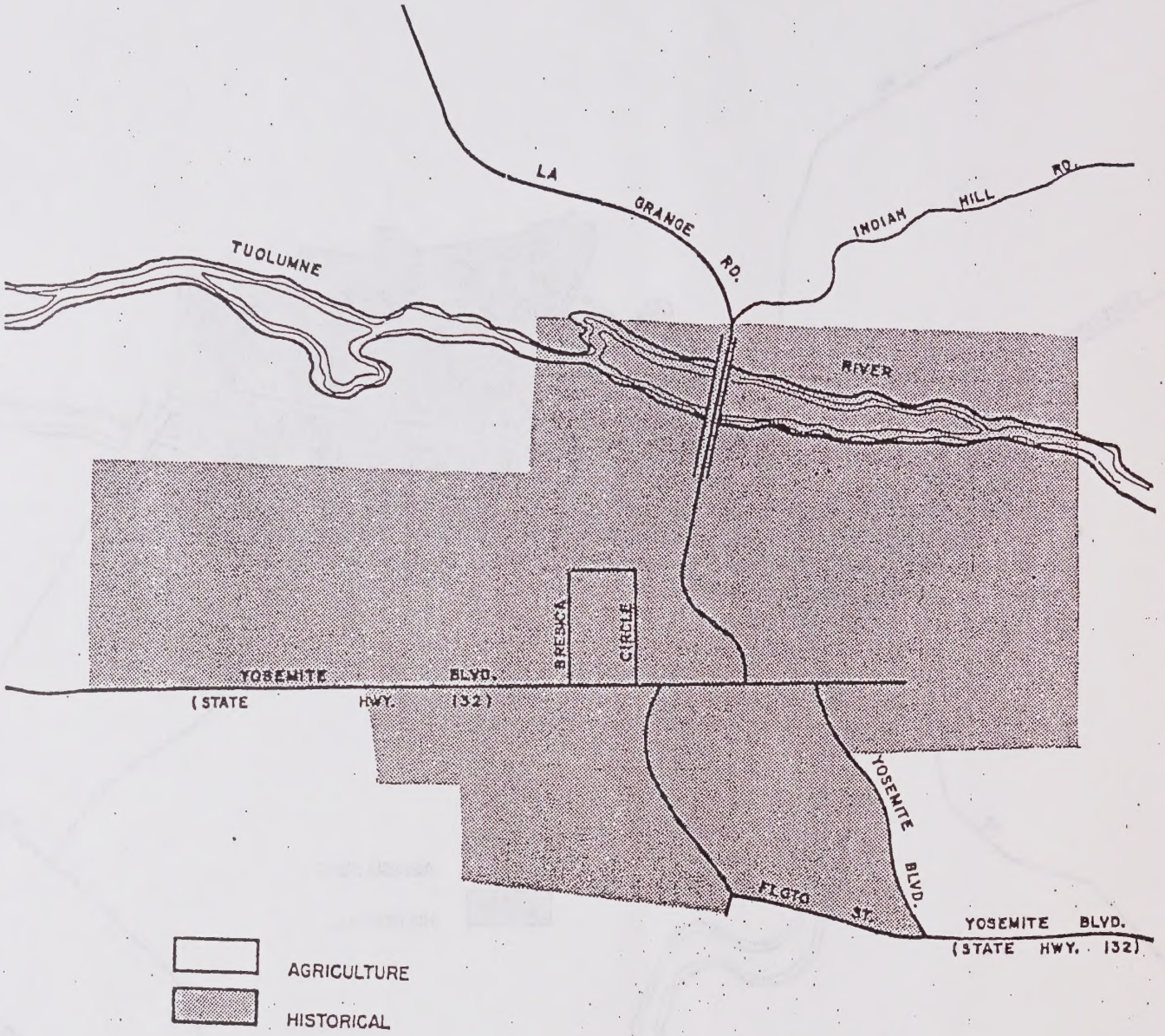
R R M DESIGN GROUP
Architecture • Planning • Engineering • Surveying • Interiors • Landscape Architecture
18 South Second Ave. Arcadia, California 91006 626/447-1194
3765 South Higuera Street, San Luis Obispo, California 93401 805/543-1794
Tim Montgomery, Architect C32-15000 • Jerry Holland, RCE 35603, RE 6270 • Jeff Parker, Landscape Architect 2044

April 18, 2000



KNIGHTS FERRY

Community Plan



LA GRANGE

Community Plan

Salida

Community Plan

Land Use Designations

- AG — Agriculture
- LDR — Low Density Residential (0-7 du / acre)
- MDR — Medium Density Residential (0-14 du / acre)
- MHDR — Medium-High Density Residential (0-25 du / acre)
- C — Commercial
- HC — Highway Commercial
- PI — Planned Industrial

Parks and Schools

	Existing	Proposed*
Neighborhood Park	▲	△
Elementary School	■	□
Middle School	●	○

* Symbol denotes general location.

* High School Site to be located east of State Route 99

Circulation Classification

- Highway / Freeway
- Major Road
- Collector

Relevant Boundaries

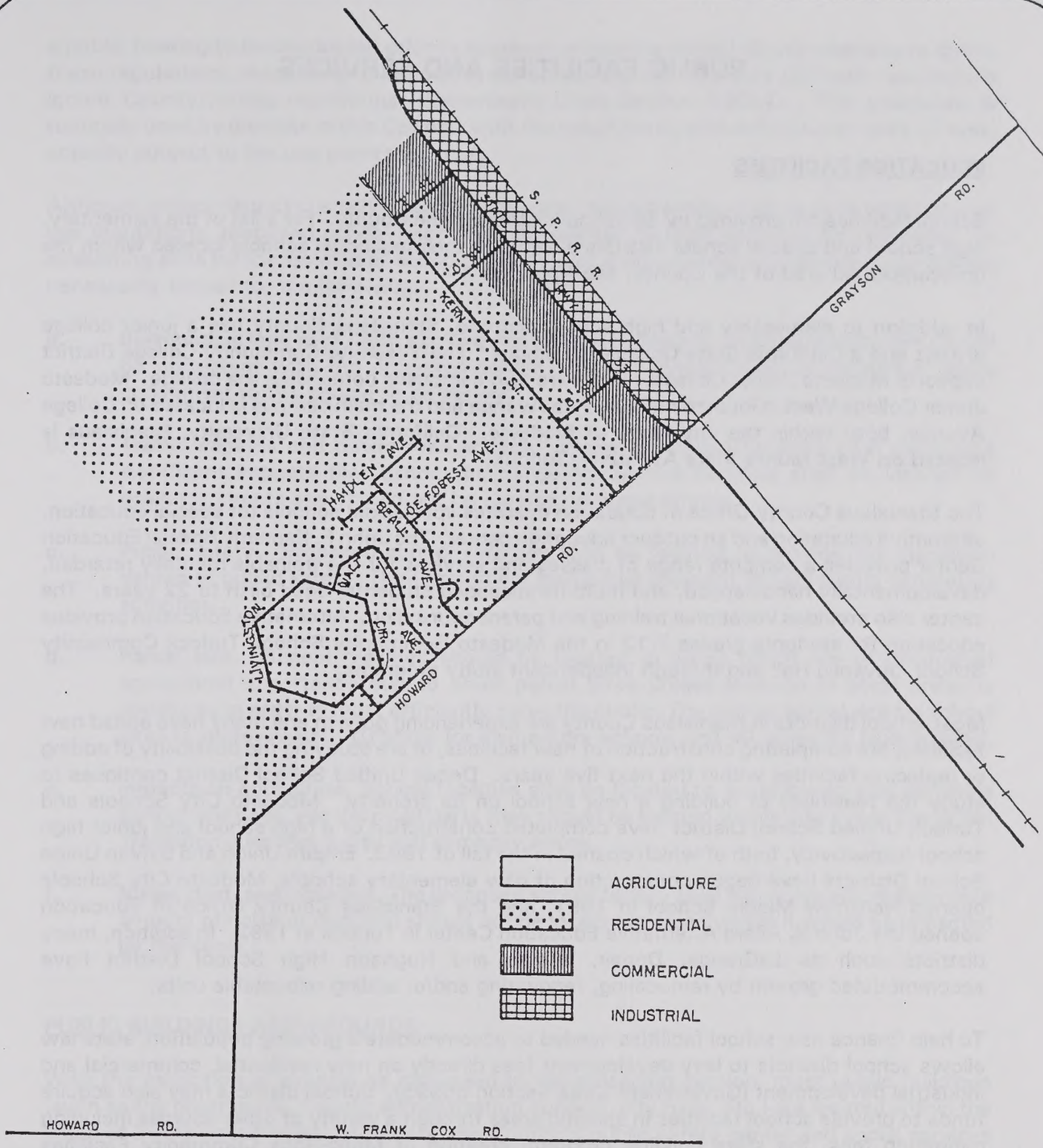
- Salida Community Plan Boundary
- City of Modesto Sphere of Influence
- Modesto City Limits
- Stanislaus County Line

0 600 1200 2400

SOURCE: Stanislaus County

RRM DESIGN GROUP

August 29, 2000



Community Plan

N

TOWN OF

WESTLEY

0 500 1000 2000

SCALE IN FEET

EDUCATION FACILITIES

School facilities are provided by 36 school districts in the County. For a list of the elementary, high school and special school districts along with their individual schools located within the unincorporated area of the County, see Appendix 1-4.

In addition to elementary and high school districts, Stanislaus County has a junior college district and a California State University campus. The Yosemite Community College District supports Modesto Junior College. There are two campuses comprising the college. Modesto Junior College West is located on Blue Gum Avenue and the main campus is located on College Avenue, both within the city limits of Modesto. California State University, Stanislaus is located on West Monte Vista Avenue in Turlock.

The Stanislaus County Office of Education operates specialized schools for special education, alternative education and an outdoor education center. The John F. Kennedy Special Education Center provides a compete range of classes and services for the trainable mentally retarded, developmentally handicapped, and multi-handicapped students, aged birth to 22 years. The center also provides vocational training and parent counseling. Alternative Education provides education for students grades 7-12 in the Modesto Community School, Turlock Community School, Juvenile Hall and through independent study programs.

Most school districts in Stanislaus County are experiencing growth and many have added new facilities, are completing construction of new facilities, or are studying the possibility of adding or replacing facilities within the next five years. Denair Unified School District continues to study the feasibility of building a new school on its property. Modesto City Schools and Turlock Unified School District have completed construction of a high school and junior high school respectively, both of which opened in the fall of 1992. Empire Union and Sylvan Union School Districts have begun construction of new elementary schools, Modesto City Schools opened Hanshaw Middle School in 1991, and the Stanislaus County Office of Education opened the John B. Allard Alternative Education Center in Turlock in 1992. In addition, many districts such as LaGrange, Denair, Empire and Hughson High School District have accommodated growth by remodeling, renovating and/or adding relocatable units.

To help finance new school facilities needed to accommodate a growing population, state law allows school districts to levy development fees directly on new residential, commercial and industrial development (Government Code Section 65995). School districts may also acquire funds to provide school facilities in specific areas through a variety of other sources including mitigation fees, the state building program, creation of Mello-Roos Community Facilities Districts, and issue of local general obligation bonds.

California state law requires that the Land Use Element of the General Plan address criteria for locating various land uses, including school facilities. Stanislaus County has chosen to meet these requirements through the use permit process. Virtually all of the County zoning designations, including residential and agricultural zones, allow schools. This method requires

a public hearing to be conducted prior to approval unless the school district chooses to ignore these regulations. According to state law, the school district may vote (2/3 vote required) to ignore County zoning regulations (Government Code Section 53094). This procedure is routinely used by districts in this County, with the result that public schools are rarely, if ever, actually subject to the use permit process.

Although school districts usually choose to operate independently of local governmental land use regulations, proposed school sites must be referred to local agencies for comment. In evaluating sites for the location of schools, the County shall consider factors including, but not necessarily limited to, the following:

a. **Surrounding land uses (both existing and planned).** Existing and future land uses should be consistent with the proposed school facility. Schools shall be located in areas convenient to the people to be served.

b. **Traffic impacts and public road access.** Proposed school facilities shall not cause significant impacts that cannot be mitigated. School facilities shall be located on collector streets and should not be located on major streets.

c. **Public safety.** Proposed school facilities shall be located to provide the maximum degree of public safety. They should not be located adjacent to high traffic generating activities.

d. **Parcel size.** School facilities should be located in areas which are of diminished agricultural importance due to small parcel sizes unless location in other areas is necessary in order to most efficiently serve the public. The typical parcel size for school sites is approximately 10 acres for elementary schools and 40 acres for high schools.

e. **Impacts on agriculture.** School facilities shall be located to avoid impacts on adjoining agricultural uses. For the most parts they should be located within cities or in the Urban Transition area that a city will someday annex.

f. **Noise, dust, and vibration.** The proposed school facility shall not cause an unreasonable amount of noise or dust and should not be located in areas where it would be impacted by the same.

PUBLIC BUILDINGS AND GROUNDS

With the exception of schools as discussed in the preceding section, most public buildings (such as the courthouse, County administration building, city halls, etc.) are located within the limits of incorporated cities. However, the County's public safety center and social services complex (County Center VI) are located in an unincorporated area near Ceres. In addition, there is much public land in the unincorporated part of the County. Most of this land is used for parks or preserved as open space. The locations of these lands can be found on Map 3-12 of the Conservation/Open Space Element.

This map also indicates lands owned by the United States Government which are used as open space. In addition to land used for open space, the United States Government owns the Crows Landing Naval Air Station near the town of Crows Landing. (This facility became a NASA facility in mid-1993, when the Navy abandoned it.) Land owned by the State of California is used largely for open space (both existing and future parks) and as right-of-way reserved for the future construction or expansion of roads.

In addition to identifying existing public buildings and grounds, the Land Use Element is required to designate "the proposed general distribution and general location and extent of the uses of land for . . . public buildings and grounds . . . ." Stanislaus County has chosen to permit public buildings and grounds in virtually all of the various zoning districts. Generally, a use permit is required, which allows public review of the request and allows Planning Commission review to ensure suitable locations. This method recognizes the diversity of the areas the plan covers, ranging from residential and commercial neighborhoods to farm and industrial lands. It also recognizes that such facilities could include a variety of uses such as hospitals, office buildings, fire stations, and airports. The permit process allows specific review of the relationships between the proposed uses and those that surround them either currently or in the future. It also allows the County to review the project as it relates to the objectives of this plan. Sites identified on city general plans as being appropriate for public facilities, when within Urban Transition, shall be considered consistent with this plan. In some instances, the state or federal law preempts local control and requirements. Therefore, review is only effective when the agency cooperates.

In evaluating the consistency of a public facility, the County shall consider factors including, but not necessarily limited to, the following:

a. **Surrounding land uses (both existing and planned).** Existing and future land uses should be consistent with the proposed public facility. The facility shall be located in an area that is convenient to the users of the facility.

b. **Traffic impacts and public road access.** The proposed facility shall not cause significant traffic impacts that cannot be mitigated. In the case of public facilities for open space (wildlife areas, etc.), it is important that traffic not be allowed to impact the open space area.

c. **Noise, dust and vibration.** The proposed facility shall not cause an unreasonable amount of noise, dust or vibration and should not be located in areas where it would be impacted by the same.

d. **Public safety.** Proposed public facilities shall be located to provide the maximum degree of public safety.

e. **Soil types.** Public facilities shall be located as much as possible on poorer soils unless such location is clearly not practical.

f. **Parcel size.** Public facilities should be located in areas which are of diminished agricultural importance due to small parcel sizes unless location in another area is necessary due to specialized requirements of the facility.

g. **Impacts on agriculture.** Facilities shall be located to avoid impacts on adjoining agricultural uses.

LIQUID AND SOLID WASTE DISPOSAL FACILITIES

Solid Waste. With the passage of the California Integrated Waste Management Act of 1989 (AB 939), all counties and cities are mandated to provide fully integrated systems to deal with their solid waste. The law requires all communities to reduce the amount of solid waste that goes to disposal by 25% by 1995. That mandate increases to 50% reduction in the year 2000. The County is required to produce a comprehensive planning and implementation document, the Countywide Integrated Waste Management Plan (CIWMP), to guide the County and the incorporated cities in every detail of their solid waste management activities.

The CIWMP provides direction and establishes goals so the entire community will be assured adequate, long-term disposal capacity. The law requires local jurisdictions to prioritize their waste management systems by utilizing the following hierarchy:

SOURCE REDUCTION

RECYCLING AND COMPOSTING

ENVIRONMENTALLY SAFE TRANSFORMATION AND LANDFILLING

To enable the County to meet state mandates, the community must have systems and facilities that are not only used for disposal, but also are capable of diverting significant portions of our waste from either landfilling or transformation (waste-to-energy).

Current status: The eight permitted solid waste facilities in Stanislaus County are described below.

Fink Road Landfill -- Owned and operated by Stanislaus County, this facility has a Class III fill operation for general refuse and a Class II monofill used exclusively for ash residual from the waste-to-energy facility.

Geer Road Landfill -- This facility is not actively receiving waste and is going through extensive state-mandated closure and post-closure activities. The facility is owned by Stanislaus County and the City of Modesto; Stanislaus County is performing the closure activities.

Bonzi Landfill -- This facility is a Class III landfill that is currently permitted to receive specified inert wastes. Owned and operated by a private company.

Stanislaus Resource Recovery Facility -- This is an 800-ton-per-day, mass-burn, waste-to-energy facility. Electricity is generated and sold to a public utility to offset the cost of the plant construction, operation and maintenance. Owned and operated by a private company.

Modesto Disposal Service Transfer Station/Resource Recovery Facility -- This is a large-volume transfer station permitted to receive general waste and recyclables from residential, commercial and industrial sources. Owned and operated by a private company.

Turlock Transfer -- Large-volume transfer station permitted to receive general waste and recyclables from residential, commercial and industrial sources. Owned and operated by a private company. The only facility that is inside an incorporated city (Turlock).

Bertolotti Transfer and Recycling Center -- Large-volume transfer station permitted to receive general waste and recyclables from residential, commercial and industrial sources. Owned and operated by a private company.

Gilton Resource Recovery/Transfer Facility -- Owned and operated by a private company, this large-volume transfer station is permitted to receive general waste and recyclables from residential, commercial and industrial sources.

A majority of the collection and removal of garbage and refuse in the County is performed by franchised and permitted waste haulers. Private individuals can use any of the facilities except the Geer Road Landfill, which is closed, and the waste-to-energy facility, which restricts access to non-permitted haulers.

Recovery of recyclable and reusable materials takes place at each of the transfer stations. In addition, all of the franchised refuse haulers in the County operate systems for the curbside collection of recyclables on their residential routes.

Future perspective: Stanislaus County will continue to take a very active role in all aspects of solid waste management. Medium- and long-range plans will incorporate both future landfill capacity and diversion facilities. Projects like composting operations and material recovery facilities need to be planned for and encouraged. Facilities and projects that deal with the diversion of special wastes (food processing residue, demolition/construction waste, inert wastes, tires, de-watered sewage sludge and household hazardous wastes) should be allowed to continue and expand as justifiable.

It is imperative that both existing and potential disposal and diversion facilities be protected, thereby assuring proper opportunities for their continued use, expansion or development. The County will ensure that no new uses that conflict with solid waste facilities are permitted next to, or near, such sites.

Responsible Departments: Environmental Resources, Board of Supervisors

<u>Liquid Waste.</u> Liquid waste facilities (sewer plants) are located throughout the County. Each of the incorporated cities has its own facilities as do the unincorporated communities of Grayson and Salida. The Stanislaus County Housing Authority owns the system which serves Westley. The towns of Keyes and Denair use Turlock's facilities and Empire uses Modesto's. Nearly all of the citys' facilities are within the limits which they serve (six of nine) although all but one of these facilities are surrounded on at least three sides by County land (See Appendix I-6). Riverbank's plant is in San Joaquin County. Modesto's plant is partly inside the city and partly outside. Only Waterford's facilities are located totally in the County. In addition to incorporated towns, the systems which serve Grayson, Salida, and Westley are located in the County.

Liquid waste facilities are permitted only in the A-2 (General Agriculture), PD (Planned Development) and M (Industrial) zoning districts. In all three districts, public hearings are required in order to approve the project, thereby assuring proper opportunities for complete review.

Responsible Departments: Environmental Resources, Planning Department, Planning Commission, Board of Supervisors

AREAS SUBJECT TO FLOODING

There are a number of areas within Stanislaus County which are subject to periodic flooding. They are located along the natural watercourses. These include the County's three major rivers: the Stanislaus, the Tuolumne and the San Joaquin. Several creeks are subject to flooding as well: Salado, Del Puerto and Orestimba west of the San Joaquin River; and Dry Creek, Little John Creek, and Sand Creek on the east side of the County. The Farmington Flood Control Basin located on Little John Creek in the northeasterly part of Stanislaus County floods periodically in order to protect lands downstream. In addition, all of the creeks flowing out of the Diablo Mountains should be considered potentially flood prone.

The County has recognized the need to plan and protect its residents as much as possible from flooding hazards. It has adopted a Flood Damage Protection Ordinance. It makes reference to the flood hazard areas which have been identified by the Federal Insurance Administration. The County has adopted that agency's Flood Insurance Rate Maps (FIRM) and has adopted specific regulations pertaining to building activities within those areas. Detailed maps are available in the County Department of Public Works, Building Inspection Division. The subject of flooding is discussed extensively in the Safety Element.

Responsible Departments: Public Works, Building Inspections

LAND USE ELEMENT

APPENDICES

APPENDIX I-1

RESOLUTION NO. 87-1

RESOLUTION OF THE STANISLAUS COUNTY PLANNING COMMISSION AMENDING DEVELOPMENT POLICIES WITH RESPECT TO THE REVIEW AND APPROVAL OF PLANNED DEVELOPMENT APPLICATION ON UPPER MCHENRY AVENUE.

WHEREAS, the proper regulation of development along McHenry has been the subject of concern to the City of Modesto and the County of Stanislaus for a long period of time, and

WHEREAS, the Stanislaus County Board of Supervisors, on the recommendation of the County Planning Commission, amended the Land Use Element of the Stanislaus County General Plan to designate the upper McHenry frontages for "Planned Development", and

WHEREAS, it is consistent with the "Planned Development" designation to establish development policies which will serve as guidelines for property owners and the County in the formulation and review of specific development proposals, and

WHEREAS, the Stanislaus County Planning Commission adopted Resolution No. 74-1 on April 11, 1974 to establish said policies.

NOW, THEREFORE, BE IT RESOLVED that the following policies are hereby established by the Stanislaus County Planning Commission with respect to the development of the "Planned Development" designations on upper McHenry Avenue.

Precise plans should be adopted to provide for two collector streets to cross McHenry at one-quarter mile intervals between Pelandale Avenue and Kiernan Avenue.

No planned development application should be approved which would conflict with the above mentioned precise plans or with the adopted Pelandale Avenue precise plan.

All planned development approvals shall provide for establishment of access driveways at intervals no closer than 200 feet where possible and on-site accessways (customer-front; freight-rear) shall be provided as approved.

Shopping centers should be permitted only at the McHenry Avenue-Pelandale Avenue and McHenry Avenue-Kiernan Avenue intersections.

Planned development approval on properties which are no on the intersections noted above should be limited to uses with a demonstrated history of lower traffic generation.

The "Planned Development" designation which has been applied to upper McHenry Avenue should not be interpreted to allow non-residential uses to project easterly or westerly from the

McHenry frontage to the extent that they could initially or potentially diminish the agricultural or residential usage of lands in the immediate area. With the exception of the shopping centers at the corners listed above, the following depths are hereby established:

A. From Modesto Irrigation District Lateral No. 6 north - 450 feet from the centerline of McHenry Avenue.

B. From the Modesto City Limits north to Lateral No. 6 on the east side of McHenry Avenue - 488 feet from the centerline of McHenry Avenue.

C. From the Modesto City Limits north to Lateral No. 6 on the west side of McHenry Avenue - the westerly property lines of the existing parcels.

Planned development applications on upper McHenry Avenue should include provisions for the ultimate usage of entire contiguous ownerships. However, the application may provide for the phasing of development.

All non-residential planned development approvals shall include as an exhibit thereto, a signed agreement in a form satisfactory to the Modesto City Attorney and Stanislaus County Counsel guaranteeing that the property on which the planned development is applicable will be annexed to the City of Modesto and/or connected to the Modesto public sewer system when such annexation or sewer connection is demanded by the City of Modesto with the approval of the Stanislaus County Board of Supervisors.

All residential planned development approvals shall include provisions for annexation to the City of Modesto prior to occupancy thereof.

All planned development applications should provide for consistence with City of Modesto and County of Stanislaus standards with respect to landscaping, off-street parking, sign control and street improvements.

The Planning Commission should review all divisions of land within the planned development designation to insure that such divisions are consistent with the above policies and approved land uses.

PASSED AND ADOPTED this 21st day of May, 1987 on motion of Commissioner Parks, seconded by Commissioner Steinpress, by the following vote:

AYES: Coe, Entin, Graham, Hertle, Parks, Rettig, Steinpress, Wikoff
NOES: None
ABSTAIN: Stephens

THOMAS RETTIG, CHAIRPERSON

APPENDIX I-2

RESOLUTION NO. 87-2

RESOLUTION OF THE STANISLAUS COUNTY PLANNING COMMISSION AMENDING DEVELOPMENT POLICIES WITH RESPECT TO THE REVIEW AND APPROVAL OF PLANNED DEVELOPMENT APPLICATIONS ON EAST F STREET, OAKDALE

WHEREAS, the proper regulation of development along East F Street has been the subject of concern to the County of Stanislaus for a long period of time, and

WHEREAS, the Stanislaus County Board of Supervisors, on the recommendation of the County Planning Commission, amended the Land Use Element of the Stanislaus County General Plan to designate the frontages of East F Street for "Planned Development", and

WHEREAS, it is consistent with the "Planned Development" designation to establish development policies which will serve as guidelines for property owners and the County in the formulation and review of specific development proposals, and

WHEREAS, the Stanislaus County Planning Commission adopted Resolution No. 77-4 to establish said policies.

NOW, THEREFORE, BE IT RESOLVED that the following policies are hereby established by the Stanislaus County Planning Commission with respect to the development of the "Planned Development" designations on East F Street.

No planned development application should be approved which would conflict with the precise plans of the City of Oakdale or Stanislaus county in regard to road right-of-way.

All planned development approvals shall provide for establishment of access driveways at intervals no closer than 200 feet where possible and on-site accessways (customer-front; freight-rear) shall be provided as approved.

Planned development approval on properties which are no on the intersections noted above should be limited to uses with a demonstrated history of lower traffic generation or which serve the traveling public.

The "Planned Development" designation which has been applied to upper East F Street should not be interpreted to allow non-residential uses to project northerly or southerly from the East F Street frontage to the extent that they could initially or potentially diminish the agricultural or residential usage of lands in the immediate area.

Planned development applications on East F Street should include provision for the ultimate usage of entire contiguous ownerships.

All non-residential planned development approvals shall include as an exhibit thereto, a signed agreement in a form satisfactory to the Oakdale City Attorney and Stanislaus County Counsel guaranteeing that the property on which the planned development is applicable will be annexed to the City of Oakdale and/or connected to the Oakdale public sewer system when such annexation or sewer connection is demanded by the City of Oakdale with the approval of the Stanislaus County Board of Supervisors.

All residential planned development approvals shall include provisions for annexation to the City of Oakdale prior to occupancy thereof.

All planned development applications should provide for consistence with City of Oakdale and County of Stanislaus standards with respect to landscaping, off-street parking, sign control and street improvements.

The Planning Commission should review all divisions of land within the planned development designation to insure that such divisions are consistent with the above policies and approved land uses.

PASSED AND ADOPTED this 21st day of May, 1987 on motion of Commissioner Parks, seconded by Commissioner Steinpress, by the following vote:

AYES: Coe, Entin, Graham, Hertle, Parks, Rettig, Steinpress, Wikoff
NOES: None
ABSTAIN: Stephens

THOMAS RETTIG, CHAIRPERSON

APPENDIX I-3

RESOLUTION NO. 87-3

RESOLUTION OF THE STANISLAUS COUNTY PLANNING COMMISSION ESTABLISHING DEVELOPMENT POLICIES WITH RESPECT TO THE REVIEW AND APPROVAL OF PLANNED DEVELOPMENT APPLICATIONS AT FREEWAY INTERCHANGES AND ADJACENT FRONTAGE ROADS.

WHEREAS, the proper regulation of development at freeway interchanges and adjacent frontage roads has been the subject of concern to the County of Stanislaus for a long period of time, and

WHEREAS, the Stanislaus County Board of Supervisors, on the recommendation of the County Planning Commission, amended the Land Use Element of the Stanislaus County General Plan to designate these interchanges and frontage road areas, for "Planned Development", and

WHEREAS, it is consistent with the "Planned Development" designation to establish development policies which will serve as guidelines for property owners and the County in the formulation and review of specific development proposals, and

WHEREAS, the Stanislaus County Planning Commission adopted Resolution No. 77-5 on April 14, 1977 to establish said policies.

NOW, THEREFORE, BE IT RESOLVED that the following policies are hereby established by the Stanislaus County Planning Commission with respect to the development of the "Planned Development" designations on freeway interchanges and adjacent frontage roads.

Planned Development Applications for freeway and adjacent frontage roads should be for only those uses that service highway oriented traffic and would not be more properly located in any of the zoning districts existing in the County of Stanislaus or any of the cities within the County.

All planned development applications for adjacent freeway frontage roads should include provision for the ultimate usage of entire contiguous ownerships. However, the application may provide for the phasing of development.

All planned development approvals shall include as an exhibit thereto, a signed agreement in a form satisfactory to the appropriate City Attorney and Stanislaus County Counsel guaranteeing that the property on which the planned development is applicable will be annexed to the appropriate city and/or connected to a public sewer system when such annexation or sewer connection is demanded by said city with the approval of the Stanislaus County Board of Supervisors.

All planned development applications should provide for consistence with County of Stanislaus standards with respect to landscaping, off-street parking, sign control and street improvements.

The Planning Commission should review all divisions of land within the planned development designation to insure that such divisions are consistent with the above policies and approved land uses.

PASSED AND ADOPTED this 21st day of May, 1987 on motion of Commissioner Parks, seconded by Commissioner Steinpress, by the following vote:

AYES: Coe, Entin, Graham, Hertle, Parks, Rettig, Steinpress, Wikoff
NOES: None
ABSTAIN: Stephens

THOMAS RETTIG, CHAIRPERSON

APPENDIX I-4

SCHOOL DISTRICTS IN STANISLAUS COUNTY

ELEMENTARY SCHOOL DISTRICTS

Ceres Unified School District
Chatom Union School District
Denair Unified School District
Empire Union School District
Gratton School District
Hart-Ransom Union School District
Hickman School District
Hughson Union School District
Keyes Union School District
Knight's Ferry School District
La Grange School District
Modesto City School District
Newman-Crows Landing Unified School District
Oakdale Union School District
Paradise School District
Patterson Joint Unified School District
Riverbank School District
Roberts Ferry Union School District
Salida Union School District
Shiloh School District
Stanislaus Union School District
Sylvan Union School District
Turlock Joint Union School District
Valley Home Joint School District
Waterford School District

HIGH SCHOOL DISTRICTS

Ceres Unified School District
Denair Unified High School District
Hughson Union High School District
Modesto High School District
Newman-Crows Landing Unified School District
Oakdale Joint Union High School District
Patterson Joint Unified School District
Turlock Joint Union High School District

OTHER DISTRICTS OR SCHOOLS

Yosemite Community College District
California State University - Stanislaus
John F. Kennedy Complex for Special Education

APPENDIX I-5

LEGAL AUTHORITY FOR ADOPTION OF IMPROVEMENT ASSESSMENTS

General Obligation Bonds

Article XIII A, Section 1 of the California Constitution permits local agencies to issue "general obligation" bonds, subject to certain restrictions, to purchase or improve real property.

Mello-Roos Assessments

Section 53311 et. seq., of the California Government Code establishes and governs use of the "Mello-Roos community Facilities Act of 1982." Mello-Roos allows formation of a community facilities district to provide one or more of the following services:

"(a) Police protection services, including, but not limited to, criminal justice services. However, criminal justice services shall be limited to providing services for jails, detention facilities, and juvenile halls.

(b) Fire protection and suppression services, and ambulance and paramedic services.

(c) Recreation program services and the operation and maintenance of parks and parkways.

(d) Flood and storm protection services, including, but not limited to, the operation and maintenance of storm drainage systems.

In addition "a community facilities district may provide for the purchase, construction, expansion, or rehabilitation of any real or other tangible property with an estimated useful life of five years or longer which is necessary to meet increased demands placed upon local agencies as the result of development or rehabilitation occurring within the district. For example, a community facilities district may provide facilities, including, but not limited to, the following:

(a) Local park, recreation, or parkway facilities.

(b) Elementary and secondary school sites and structures provided that the facilities meet the building area and cost standards established by the State Allocation Board.

(c) Libraries.

(d) The district may also finance the construction of natural gas pipeline facilities, telephone lines, and facilities for the transmission or distribution of electrical energy to provide access to those services to customers who do not have access to those services.

(e) Any other governmental facilities which the legislative body creating the community facilities district is authorized by law to construct, own, or operate."

Benefit Assessment Districts

Regulations governing the Benefit Assessment District Act of 1982 are found in Government Code Section 54701 et. seq. This code allows a local government to form an assessment district to provide and pay for facilities needed for drainage, flood control, and street lighting.

Improvement Districts

Section 5000 et. seq. of the Street and Highways Act includes the provisions for forming districts under the 1911 Improvement Act. Such districts can be formed to provide infrastructure for sanitary sewers, drainage, grading, sidewalks, lighting, water supply, fire protection, flood protection, gas supply and almost anything else to improve street and highways.

Community Services District

Section 61600 et. seq. of the Government Code governs the use of community services districts to provide services. The purpose of a community services district is as follows:

"(a) To supply the inhabitants of the district with water for domestic use, irrigation, sanitation, industrial use, fire protection, and recreation.

(b) The collection, treatment or disposal of sewage, waste and storm water of the district and its inhabitants.

(c) The collection or disposal of garbage or refuse matter.

(d) Protection against fire.

(e) Public recreation by means of parks, including, but not limited to, aquatic parks and recreational harbors, playgrounds, golf courses, swimming pools or recreation buildings.

(f) Street lighting.

(g) Mosquito abatement.

(h) The equipment and maintenance of a police department of other police protection to protect and safeguard life and property.

(i) To acquire sites for, construct, and maintain library buildings, and to cooperate with other governmental agencies for library service.

(j) The opening, widening, extending, straightening, surfacing, and maintaining, in whole or part of any street in such district....

(k) The construction and improvement of bridges, culverts, curbs, gutters, drains, and works incidental to the purposes specified in subdivision (j)....

(l) the conversion of existing overhead electric and communication facilities to underground locations....

(m) To contract for ambulance service to serve the residents of the district as convenience requires....

(n) To provide and maintain public airports and landing places for aerial traffic.

(o) To provide transportation services."

School Facilities

State law authorizes school districts to impose impact fees.

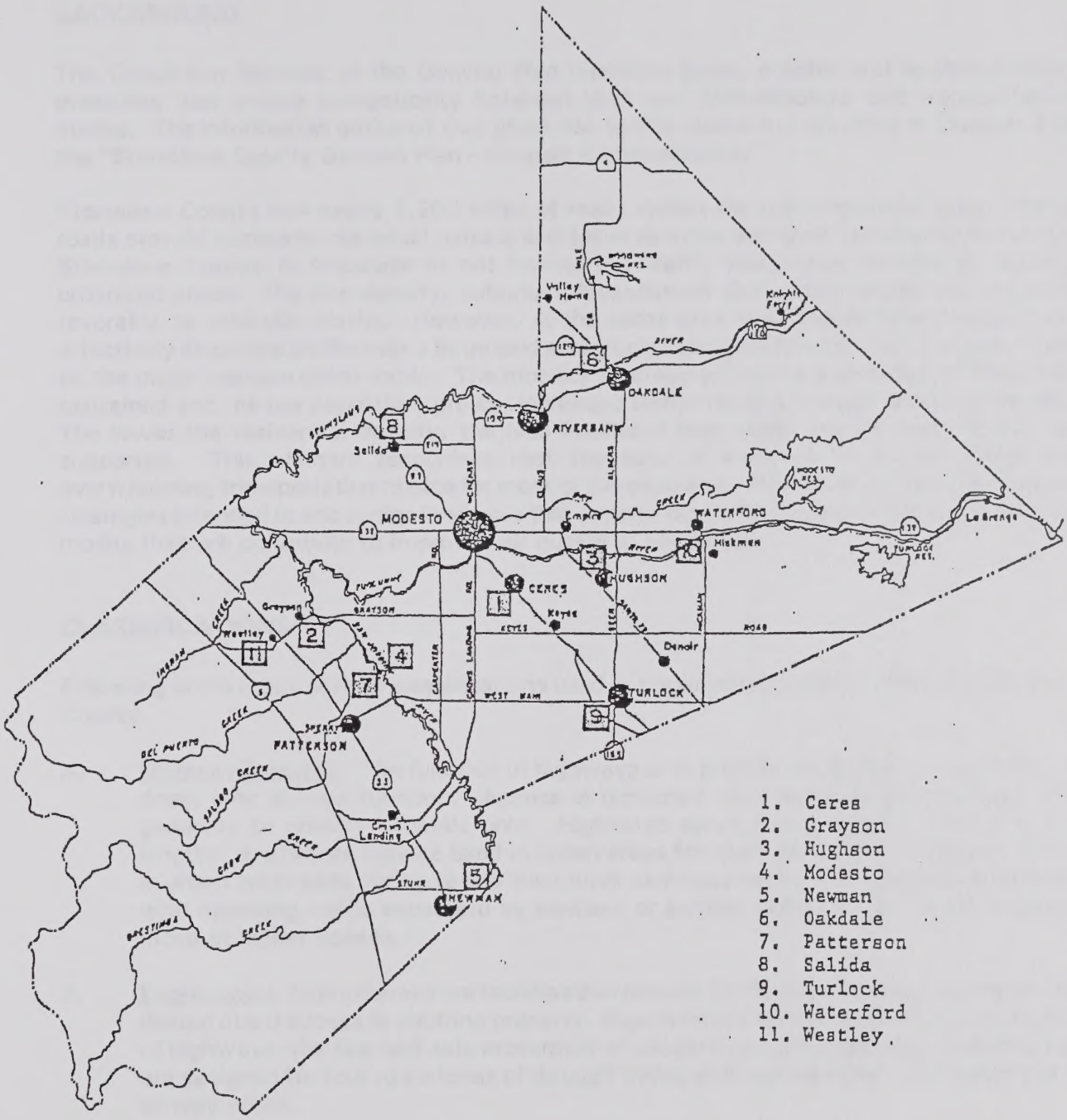
Subdivision Map Act

The State Subdivision Map Act (Section 66410 et. seq. of the California Government Code) includes provisions for requiring dedication for school property and parks. It also includes provisions for imposition of fees for both on-site and off-site improvements made necessary by the proposed development.

General Police Power

Stanislaus County, as all cities and counties, may implement general policies by imposing certain fees as part of its police power. A 1985 California Supreme Court decision Candid Enterprises v. Grossmont Union School, 39 Cal 3d 878 (1985) found that, under the general police power, a policy in the General Plan was adequate authority for imposing school fees not otherwise specifically mentioned in State Law.

MUNICIPAL SEWER PLANTS
(LIQUID WASTE FACILITIES)



Chapter 2

CIRCULATION ELEMENT

BACKGROUND

The Circulation Element of the General Plan identifies goals, policies and implementation measures that ensure compatibility between land use, infrastructure and transportation modes. The information gathered that gives rise to this element is provided in Chapter 2 of the "Stanislaus County General Plan - Support Documentation."

Stanislaus County has nearly 1,600 miles of roads within the unincorporated area. These roads provide access to individual parcels and serve as major corridors between urban areas. Stanislaus County is fortunate in not having the traffic congestion familiar to densely urbanized areas. The low-density, suburban development that characterizes the region is favorable to vehicular traffic. However, at the same time that low-density development effectively disperses traffic over a large land area, it also virtually dictates that the automobile be the major transportation mode. The mobility of those without automobiles is effectively restrained and, as the population grows, increased traffic could adversely affect air quality. The lower the residential density, the less likelihood that public transit systems can be supported. This element recognizes that the auto is and will be in the future the overwhelming transportation choice for most of the populace. This element also incorporates strategies intended to encourage land uses that support public transit and other transportation modes that will contribute to improved air quality in the future.

CLASSIFICATIONS

Following is the index of road classifications used in the unincorporated portion of Stanislaus County.

A. Highway/Freeway. The function of highways is to provide for mobility. They have no direct land service function. Access is restricted to streets via interchanges, and generally to primary arterials only. Highways serve through-traffic with long trip lengths. Highways may be used in urban areas for local circulation. Highway traffic in urban areas peak during to and from work commute hours. Continuous movement, with opposing traffic separated by medians or barriers allows traffic on highways to move at higher speeds.

B. Expressway. Expressways are facilities that provide for through-traffic movement with limited direct access to abutting property. Expressways serve a similar function to that of highways--the fast and safe movement of people in an urban setting. Expressways are designed for four to six lanes of through traffic with not less than 110 feet of right-of-way width.

C. Major. Major streets have a primary function of moving traffic but, unlike expressways, they have a secondary function of land access. Major streets are generally two-lane streets (ultimately four- or six-lane) constructed on rights-of-way of 80-110 feet.

D. Collector. Collectors serve a dual function by providing both land access and mobility. Trips made on collectors are usually of medium length. Collectors serve as transition facilities, providing a medium level of traffic service between high- and low-level systems. Most are two-lane roads with 60-90' rights-of-way. In addition, streets not shown on the General Plan or as an adopted Official Plan Line, which will serve more than 50 urban dwelling units when the neighborhood is fully developed, shall be considered as collector streets. In some instances, project design features may dictate that a street serving as few as 20 urban dwelling units may be deemed a collector. This determination will be made by the Department of Public Works.

E. Local. Local streets and roads serve as land access facilities. These facilities provide direct access to adjacent development. Trip lengths are normally short, and traffic volumes are usually small. Local streets are two-lane streets with 50-foot or 60-foot rights-of-ways. Urban streets serving 50 or less dwelling units when the neighborhood is fully developed shall be considered as local streets unless otherwise designated by the Department of Public Works. Unless a Subdivision Ordinance exception is granted, no existing or proposed local street shall be altered in such a way that would create a dead-end street longer than 500 feet.

F. Minor. This classification includes cul-de-sac and dead-end streets with 50 feet of right-of-way and no longer than 500 feet.

G. Private. This classification includes agricultural access easements and is primarily included to conform to state-mandated standards for private access roads in the State Responsibility Area as designated by the California Department of Forestry and Fire Protection. New roads under this category shall not exceed a 12% slope nor be less than 30 feet in width. This category also includes roads developed in urban planned developments which provide access to parcels in the development but are not County maintained. These shall be constructed to the same standards as if they were County maintained.

LEVEL OF SERVICE

Level of service (LOS) is a standard measure of traffic service along a roadway or at an intersection. It ranges from A to F, with LOS A being best and LOS F being worst. In very general terms, LOS A, B and C indicate conditions where traffic can move relatively freely. LOS D describes conditions where delay is more noticeable and average travel speeds are as low as 40% of the free flow speed. LOS E indicates significant delays and average travel speeds of one-third the free flow speed or lower; traffic volumes are generally at or close to capacity. Finally, LOS F characterizes arterial flow at very slow speeds (stop-and-go) and significant delays (more than one minute) with queuing at signalized intersections; in effect, traffic demand on the roadway exceeds the roadway's capacity. As a matter of policy, Stanislaus County strives to maintain LOS C or better on all roadways. When measuring levels of service, Stanislaus County uses the criteria established in the current edition of the Highway Capacity Manual published by the Transportation Research Board.

GOALS, POLICIES AND IMPLEMENTATION MEASURES

GOAL ONE

Provide a system of streets and roads throughout the County which meets land use needs.

POLICY ONE

Development will be permitted only when facilities for circulation exist, or will exist as part of the development, to adequately handle increased traffic.

IMPLEMENTATION MEASURES

1. Future road and street rights-of-ways shall be protected from development through the adoption and implementation of official plan lines where necessary. Official Plan Lines are used when it is undesirable or impractical to widen a road by requiring legal dedication on both sides of the existing center line.
   Responsible Departments: Public Works, Board of Supervisors

2. Dedication and improvement of right-of-way to conform to the adopted plan line or ultimate right-of-way line shall be required as a condition of development. Generally, this is accomplished through administration of the Subdivision Ordinance and Building Code requirements.
   Responsible Departments: Public Works, Planning Commission, Board of Supervisors

3. Traffic control devices (e.g., traffic signals) shall be utilized to control the flow of traffic and minimize delays.
   Responsible Departments: Public Works, Planning Commission, Board of Supervisors

4. Developers will pay cost of new roads and streets necessary to serve the development and pay costs to mitigate impacts to the existing roads and streets caused by the development.
   Responsible Departments: Public Works, Planning Commission, Board of Supervisors

POLICY TWO

Circulation systems shall be designed and maintained to promote safety and minimize traffic congestion.

IMPLEMENTATION MEASURES

1. Review circulation systems of development proposals to ensure no adverse effects to

adjoining land.
Responsible Departments: Public Works, Planning Department

2. Traffic control devices (e.g., traffic signals) shall be utilized to control the flow of traffic and minimize delays.
Responsible Department: Public Works

3. The County shall maintain LOS C or better for all roadways and intersections, unless they are located within the sphere of influence of a city that has adopted a lower level of service.
Responsible Departments: Public Works, Planning Department, Planning Commission, Board of Supervisors

4. Private roads in areas of the County protected by the California Department of Forestry and Fire Protection shall be designed consistent with the standards of that agency, the local fire protection district and the Department of Public Works.
Responsible Departments: Public Works, Fire Safety, Planning Department, Planning Commission, Board of Supervisors

5. Access to expressways should be limited to one-half mile intervals where possible.
Responsible Department: Public Works

6. The County shall evaluate the existing circulation system and recommend amendments not later than January 1, 1997.
Responsible Departments: Public Works, Planning Department

7. The County shall work with staff of the nine cities, SAAG and Caltrans to establish more coordinated standards and routes for collectors, majors and expressways that cross jurisdictional lines.
Responsible Departments: Public Works, Planning Department

POLICY THREE

The County's Capital Improvement Program (CIP) shall be consistent with the General Plan. Section 65103(c) of the California Government Code states that the Capital Improvement Program shall be periodically reviewed. This review ensures that capital improvements are coordinated with land use policies which are stated in the General Plan.

IMPLEMENTATION MEASURES

1. The CIP shall be reviewed annually by the Planning Commission for conformity with the General Plan.
Responsible Departments: Public Works, County Executive Office, Planning Commission

2. The Public Works Department shall prepare and present a report on public works projects in the County at least once a year, consistent with Section 65401 of the Government Code.
Responsible Department: Public Works

POLICY FOUR

A circulation system shall be developed that provides for streets in all classifications (freeway, expressway, major, collector, local, minor and private) as necessary to provide access to all parts of the County based on the anticipated land use.

IMPLEMENTATION MEASURES

1. The County will require that newly created parcels will either have frontage on a County maintained road or access will be provided as required by County Code.
   Responsible Departments: Planning Department, Planning Commission, Board of Supervisors

2. Streets and roads which serve more than 50 dwelling units when the neighborhood is fully developed shall be considered as collectors. In most rural instances, a minimum of 60 feet of right-of-way is obtained, thereby assuring that full collector width is available when needed. However, in hilly terrains or where greater than average traffic flows are anticipated, a minimum 80-foot right-of-way may be required. (See Appendix 2-A.)
   Responsible Departments: Public Works, Planning Commission, Board of Supervisors

3. As required by the Stanislaus County Congestion Management Program (CMP), the County will require applicants for proposed General Plan amendments that would generate 1,000 or more average daily vehicle trips to analyze their potential impacts on the designated CMP system of state highways and principal arterials.
   Responsible Departments: Planning Department, Public Works, Planning Commission, Board of Supervisors

4. As required by the Stanislaus County Congestion Management Program (CMP), the County will conduct an annual cumulative impact analysis of all General Plan amendments, focusing on potential impacts on the designated CMP system of state highways and principal arterials.
   Responsible Departments: Planning Department, Public Works, Planning Commission, Board of Supervisors

5. The County will coordinate with the Stanislaus Area Association of Governments (SAAG) and other appropriate agencies in the implementation of the Regional Transportation Plan, including the development of a system of expressways to allow more efficient movement.
   Responsible Departments: Public Works, Planning Department, Planning Commission, Board of Supervisors

POLICY FIVE

Transportation requirements of commercial and industrial development shall be considered in all planning, design, construction, and improvements.

IMPLEMENTATION MEASURES

1. Dedication and improvement of right-of-way to conform to the Official Plan Line or ultimate right-of-way line shall be required as a condition of development.
   Responsible Department: Public Works

2. Traffic control devices (e.g., traffic signals) shall be utilized to control the flow of traffic and minimize delays.
   Responsible Department: Public Works

3. Streets in industrial and commercial zones shall be designed to accommodate truck traffic. The minimum roadway in a commercial zone shall be a 60' collector and a 70' minor industrial shall be the minimum required width in an industrial zone.
   Responsible Department: Public Works

4. Developers will pay cost of new roads and streets necessary to serve the development and pay costs to mitigate impacts to the existing roads and streets caused by the development.
   Responsible Department: Public Works, Planning Department, Planning Commission, Board of Supervisors

5. Specific plans as defined in Government Code Section 65450 through 65457 shall be encouraged.
   Responsible Department: Planning Department

6. Commercial developments serving travelers on Highway 99, Interstate 5 or other routes carrying substantial truck traffic shall be required to include truck parking in their parking plans. Zoning ordinance provisions for Planned Development Districts shall be amended by January 1, 1996 to require truck parking.
   Responsible Departments: Planning, Public Works, Planning Commission, Board of Supervisors

7. Zoning ordinance provisions for Planned Development Districts shall be amended by January 1, 1996 to require setbacks to ensure that buildings and loading docks are located a sufficient distance from roadways to allow access by trucks without blocking roadways.
   Responsible Departments: Planning, Public Works, Planning Commission, Board of Supervisors

GOAL TWO

Support a broad range of transportation modes.

POLICY SIX

Bikeways and pedestrian paths shall be routed to provide reasonable access from residential areas to major bicycle and pedestrian traffic destinations such as schools, recreation and transportation facilities, centers of employment, and shopping areas.

IMPLEMENTATION MEASURES

1. Bikeways and pedestrian paths shall be considered when constructing or improving the road and street system within a sphere of influence or other urban areas.
   Responsible Departments: Public Works, Planning Department, Planning Commission, Board of Supervisors

2. To accommodate bicycle traffic, wide curb lanes (13 feet minimum) or striped bike lanes shall be considered for major streets.
   Responsible Departments: Public Works, Planning Department, Planning Commission, Board of Supervisors

3. Public Works staff shall coordinate the preparation of guidelines for pedestrian-oriented design (POD) and the identification of areas and/or projects to which POD guidelines shall apply. POD guidelines shall identify strategies for creating communities that increase the convenience, safety and comfort of people walking or cycling. POD guidelines may be combined with transit-oriented design (TOD) guidelines specified under Policy Eight.
   Responsible Departments: Public Works, Planning Department, Planning Commission, Board of Supervisors

POLICY SEVEN

The Airport Land Use Commission Plan and County Airport Regulations (Chapter 17 of the County Code) shall be updated as necessary, maintained and enforced.

IMPLEMENTATION MEASURE

1. Continue to implement the strategies identified under Policy Twelve of the Safety Element.
   Responsible Departments: Planning Department, Airport Land Use Commission, Planning Commission, Board of Supervisors

POLICY EIGHT

Support public transit as a viable transportation choice.

IMPLEMENTATION MEASURES

1. Continue to cooperate with other agencies and jurisdictions to promote public transit serving Stanislaus County.
   Responsible Departments: Public Works, Board of Supervisors

2. Provide linkage between different forms of transportation (i.e., bus and train).
   Responsible Departments: Public Works, Planning Department, Planning Commission, Board of Supervisors

3. Where appropriate, new development projects shall include provisions for connecting to or expansion of existing and/or planned public transit systems.
   Responsible Departments: Public Works, Planning Department, Planning Commission, Board of Supervisors

4. Where appropriate, new development projects shall include bus turnouts and shelters and/or park-and-ride lots.
   Responsible Departments: Public Works, Planning Department, Planning Commission, Board of Supervisors

5. The Transit Manager and/or Public Works staff shall coordinate the preparation and adoption of guidelines for transit-oriented design (TOD) and the identification of areas and/or projects to which TOD guidelines shall apply. TOD guidelines shall identify strategies for creating communities that increase the convenience, safety and comfort of people using public transit. TOD guidelines may be combined with POD guidelines specified under Policy Six.
   Responsible Departments: Transit Manager/Public Works, Planning Department, Planning Commission, Board of Supervisors

APPENDIX 2-A

Collector Routes Requiring at Least 80′ of Right-of-Way

The following designated collector routes require at least 80′ of right-of-way either because of hilly terrains or greater than average anticipated traffic flows:

1. Claribel Road: Oakdale-Waterford to Tim Bell.
2. Cooperstown Road: Warnerville Road to La Grange Road.
3. Crabtree Road: Highway 132 to Warnerville Road.
4. Del Puerto Canyon Road: Interstate 5 to Santa Clara County.
5. Dunton Road: Milton Road to Highway 4.
6. Eastman Road: 26 Mile Road to 28 Mile Road.
7. Emery Road: Warnerville Road to Fogarty Road.
8. Fogarty Road: Wamble Road to Emery Road.
9. Frankenheimer Road: 28 Mile Road to Sonora Road.
10. Hawkins Road: Lake to Keyes.
11. Hazeldean Road: Highway 132 to Tim Bell Road.
12. Hickman Road: East Avenue to Whitmore.
13. Kennedy Road: Highway 108/120 to Sonora Road.
14. Keyes Road: Santa Fe Avenue to Merced County Line.
15. Lake Road: Hickman Road to Highway 132.
16. Lancaster Road: Orange Blossom Road to Highway 108/120.
17. Milnes Road: Claus to Oakdale to Waterford Highway.
18. Milton Road: Highway 4 to Calaveras County Line.
19. Orange Blossom Road: Highway 108/120 to Sonora Road.
20. River Road: San Joaquin County Line to Highway 120.
21. Rock River Road: Willms to County Line.
22. Rodden Road: Highway 120 to Orange Blossom Road.
23. Sisk Road: Pelandale Avenue north to end.
24. Sonora Road: Milton Road to Highway 108/120.
25. Tim Bell Road: Lone Oak to Warnerville Road.
26. Twenty Eight Mile Road: Rodden Road to Sonora Road.
27. Wamble Road: Fogarty Road to Orange Blossom Road.
28. Warnerville Road: Albers Road to Cooperstown Road.
29. Willms Road: Cooperstown Road to Highway 108/120.

Chapter 3

CONSERVATION/OPEN SPACE ELEMENT

INTRODUCTION

The Conservation/Open Space Element of the Stanislaus County General Plan emphasizes the conservation and management of natural resources and the preservation of open space lands (any parcel or area of land or water which is essentially unimproved). The element: (1) promotes the protection, maintenance, and use of the County's natural resources, with special emphasis on scarce resources and those that require special control and management; (2) prevents wasteful exploitation, destruction, and neglect of natural resources; (3) recognizes the need for natural resources to be maintained for their ecological values as well as for their direct benefit to people; (4) preserves open space lands for outdoor recreation including scenic, historic and cultural areas; and (5) preserves open space for public health and safety including areas subject to landslides, flooding, and high fire risk and areas required for the protection of water and air quality. Information on the various natural, cultural, recreational and aesthetic resources, along with safety issues are discussed in Chapter 3 of the "Stanislaus County General Plan - Support Documentation."

GOALS, POLICIES AND IMPLEMENTATION MEASURES

GOAL ONE

Encourage the protection and preservation of natural and scenic areas throughout the County.

POLICY ONE

Maintain the natural environment in areas dedicated as parks and open space.

IMPLEMENTATION MEASURES

1. Development of County parks shall include provisions for native vegetation conservation. Rare and endangered plants will be protected consistent with state and federal law and consistent with protection standards for private development as established in this General Plan.
   Responsible Departments: Parks and Recreation, Board of Supervisors

2. Continue to use Williamson Act contracts as a means for open space conservation.
   Responsible Departments: Planning Department, Assessor, Board of Supervisors

POLICY TWO

Assure compatibility between natural areas and development.

IMPLEMENTATION MEASURES

1. Review zoning regulations for compatibility between proposed development and natural areas.
   Responsible Department: Planning Department

2. Review all development requests to ensure that sensitive areas (e.g., riparian habitats, vernal pools, rare plants) are left undisturbed or that mitigation measures acceptable to appropriate state and federal agencies are included in the project.
   Responsible Departments: Planning Department, Public Works, Planning Commission, Board of Supervisors.

POLICY THREE

Areas of sensitive wildlife habitat and plant life (e.g., vernal pools, riparian habitats, flyways and other waterfowl habitats, etc.) including those habitats and plant species listed in the General Plan Support Document or by state or federal agencies shall be protected from development.

IMPLEMENTATION MEASURES

1. Review all development requests to ensure that sensitive areas (e.g., riparian habitats, vernal pools, rare plants, flyways, etc.) are left undisturbed or that mitigation measures acceptable to appropriate state and federal agencies are included in the project.
   Responsible Departments: Planning Department, Planning Commission, Board of Supervisors

2. In known sensitive areas, the State Department of Fish and Game shall be notified as required by the California Native Plant Protection Act; the U.S. Fish and Wildlife Service also shall be notified.
   Responsible Department: Planning Department

3. All discretionary projects that will potentially impact riparian habitat and/or vernal pools or other sensitive areas shall include mitigation measures for protecting that habitat.
   Responsible Departments: Planning Department, Planning Commission, Board of Supervisors

4. Implementation of this policy shall not be extended to the level of an unconstitutional "taking" of property.
   Responsible Departments: Planning Department, Planning Commission, Board of Supervisors

POLICY FOUR

Protect and enhance oak woodlands and other native hardwood habitat.

IMPLEMENTATION MEASURES

1. Require all discretionary projects that will potentially impact oak woodlands and other native hardwood habitat, including but not limited to hardwood rangelands indentified in the maps in Appendix III-A, to include a management plan for the protection and enhancement of oak woodlands and other native hardwood habitat.
   Responsible Departments: Planning Department, Planning Commission, Board of Supervisors

2. Consider adoption of a tree protection ordinance to promote conservation of native trees or trees with historic significance.
   Responsible Departments: Planning Department, Planning Commission, Board of Supervisors

GOAL TWO

Conserve water resources and protect water quality in the County.

POLICY FIVE

Protect groundwater aquifers and recharge areas, particularly those critical for the replenishment of reservoirs and aquifers.

IMPLEMENTATION MEASURES

1. Proposals for urbanization in groundwater recharge areas shall be reviewed to ensure that (1) as much water as possible is returned to the recharge area, (2) the development will not cause discharge of materials detrimental to the quality of the water, and (3) the development will not result in significant groundwater overdrafting or deterioration in quality. The Department of Environmental Resources shall require:

   A. In those areas where groundwaters are susceptible to overdrafting, the project proponent shall perform a hydrogeological analysis and include appropriate mitigation measures in the proposal.

   B. In those areas where groundwater quality is susceptible to deterioration or is already of reduced quality, the level of wastewater treatment shall be such that it will not cause further quality deterioration.

   Responsible Departments: Environmental Resources, Planning Department, Planning Commission, Board of Supervisors.

2. The Department of Environmental Resources shall identify and require control of point sources for pollutants stored, handled or disposed of on the surface of the soil or in the vadose zone that is located in the zone or aeration immediately above the groundwater level. Potential sources of pollutants to the groundwater may also include high densities of individual on-site sewage treatment units and/or the use of community package treatment plants. The Department of Environmental Resources shall require the adoption of groundwater monitoring programs for projects where hydrogeological assessments indicate the potential for groundwater deterioration is likely.
   Responsible Department: Environmental Resources

3. Eliminate reliance on dry wells as a means of street drainage in urban areas. Dry wells collect and discharge toxic, hazardous and designated contaminants into aquifers having beneficial uses. New projects shall have storm water disposal systems that: (1) are designed not to pollute receiving surface or groundwaters, and (2) which could be integrated into an area-wide groundwater recharge program whenever feasible.
   Responsible Departments: Environmental Resources, Public Works, Planning Commission, Board of Supervisors

4. During the project and environmental review process, encourage new development to incorporate water conservation measures to minimize adverse impacts on water supplies. Possible measures include, but are not limited to, low-flow plumbing fixtures, use of reclaimed wastewater for landscaping when feasible, and use of drought-tolerant landscaping.
Responsible Departments: Environmental Resources, Building Inspections

5. Continue to implement the landscape provisions of the Zoning Ordinance, which encourage drought-tolerant landscaping and water-conserving irrigation methods.
Responsible Departments: Planning Department, Planning Commission, Board of Supervisors

6. During the project and environmental review process, encourage new urban development to be served by community wastewater treatment facilities and water systems rather than by package treatment plants or private septic tanks and wells.
Responsible Departments: Planning Department, Environmental Resources, Planning Commission, Board of Supervisors

POLICY SIX

Preserve vegetation to protect waterways from bank erosion and siltation.

IMPLEMENTATION MEASURES

1. Development proposals including or in the vicinity of waterways and/or wetlands shall be closely reviewed to ensure that destruction of riparian habitat and vegetation is minimized. This shall include referral to the U.S. Army Corps of Engineers, the U.S. Fish and Wildlife Service, and the State Department of Fish and Game.
Responsible Departments: Planning Department, Public Works, Planning Commission, Board of Supervisors

2. Continue to encourage best management practices for agriculture and coordinate with soil and water conservation efforts of Stanislaus County Farm Bureau, Resource Conservation Districts, the U.S. Soil Conservation Service, and local irrigation districts.
Responsible Departments: Agricultural Commissioner, U.C. Cooperative Extension

POLICY SEVEN

New development that does not derive domestic water from pre-existing domestic and public water supply systems shall be required to have a documented water supply that does not adversely impact Stanislaus County water resources.

IMPLEMENTATION MEASURES

1. Proposals for development to be served by new water supply systems shall be referred to appropriate water districts, irrigation districts, community services districts, the State Water Resources Board and any other appropriate agencies for review and comment.
Responsible Department: Planning Department, Environmental Resources

2. Review all development requests to ensure that sufficient evidence has been provided to document the existence of a water supply sufficient to meet the needs of the project without adversely impacting the quality and quantity of existing local water resources.
Responsible Departments: Planning Department, Environmental Resources, Planning Commission, Board of Supervisors

POLICY EIGHT

The County shall continue and, if necessary, expand the water monitoring program of the Stanislaus County Department of Environmental Resources.

IMPLEMENTATION MEASURES

1. The County will consider applying for Community Development Block Grant Funds and other state and federal grants to improve water quality in the County.
Responsible Department: Planning Department, Environmental Resources, Board of Supervisors

2. The Department of Environmental Resources should continue to monitor groundwater quality by reviewing well water chemical and bacterial analysis results and overseeing investigations involving soil and groundwater contamination.
Responsible Department: Environmental Resources

POLICY NINE

The County will investigate additional sources of water for domestic use.

IMPLEMENTATION MEASURE

1. The County will work with irrigation and water districts, community services districts, municipal and private water providers in developing surface water and other potential water sources for domestic use.
Responsible Departments: Planning Department, Chief Executive Officer, Environmental Resources, Stanislaus County Water Advisory Committee

GOAL THREE

Provide for the long-term conservation and use of agricultural lands.

POLICY TEN

Discourage the division of land which forces the premature cessation of agricultural uses.

IMPLEMENTATION MEASURES

1. Use of the 40-acre or larger parcel size or agricultural Planned Developments with average residential densities equivalent to those allowed by parcel sizes of at least 40 acres shall be continued throughout most of the area designated Agriculture on the Land Use Element of the General Plan.
   Responsible Departments: Planning Department, Planning Commission, Board of Supervisors

2. The County will continue to offer the financial benefits of the Williamson Act, consistent with Policy Sixteen, Implementation Measure 5 of the Land Use Element.
   Responsible Departments: Planning Department, Assessor, Board of Supervisors

3. The County will continue to participate in the Farmland Mapping and Monitoring Program. (Comment: The major purpose of this program is to monitor conversion of the state's agricultural land to and from agricultural use, and to report that conversion annually to the legislature, local government, and the public. The program began in 1980 to supplement the land inventory and monitoring activity of the U.S. Department of Agriculture's Soil Conservation Service (SCS). Growing public concern over farmland losses in California, and a low federal priority for the mapping program in our State, were the basis for California's participation in the land inventory. The State's involvement in the SCS inventory program led to the passage of AB 966 in 1981. The primary purpose of the bill was to create a map inventory of the State's crop and grazing lands, and set up an ongoing monitoring system to document the quantity of land put into production and land converted to urban usage in California. As a result, three key areas of local governmental involvement in the State's Farmland Mapping and Monitoring Program are: (1) identifying farmland of local importance, (2) identifying land committed to nonagricultural use, and (3) advising the Department each year of lands which have been converted to urban use.)
   Responsible Departments: U.C. Cooperative Extension, Planning Department

4. In designated areas of agricultural land, the County will encourage clustering, or grouping together, of allowable dwelling units on relatively small parcels instead of the dispersal of such dwelling units on larger parcels. Any changes to County zoning and/or subdivision regulations to allow clustering should be submitted by staff to the Planning Commission and Board of Supervisors by June 30, 1996.
   Responsible Departments: Planning Department, Planning Commission, Board of Supervisors

POLICY ELEVEN

In areas designated "Agriculture" on the Land Use Element, discourage land uses which are incompatible with agriculture.

IMPLEMENTATION MEASURES

1. All development proposals that require discretionary approval shall be reviewed to ensure that the project will not adversely affect an existing agricultural area.
   Responsible Department: Planning Department, Agricultural Commissioner, Planning Commission, Board of Supervisors.

2. The County shall continue to implement the strategies identified in the Agricultural Element to ensure that new development is compatible with agricultural uses.
   Responsible Department: Planning Department, Planning Commission, Board of Supervisors.

3. The County shall continue to work with LAFCO to ensure that expansion of urban boundaries minimizes the area of conflict between urban and agricultural uses.
   Responsible Department: Planning Department

GOAL FOUR

Provide for the open-space recreational needs of the residents of the County.

POLICY TWELVE

Provide a system of local and regional parks which will serve the residents of the County. (Comment: The County should acquire future park sites in areas where growth is planned when funding is available.)

IMPLEMENTATION MEASURES

1. The County shall consider adoption of an amendment to the Subdivision Ordinance by June 30, 1996 to require parkland dedication or park in-lieu fees to be paid by subdividers and developers.
   Responsible Departments: Planning Department, Parks Department, Parks Commission, Planning Commission, Board of Supervisors

2. The County Department of Parks and Recreation shall prepare and implement a plan to identify, acquire and maintain future park site locations. The parks plan should be adopted by June 30, 1996 and should address neighborhood parks and open space in urban settings as well as regional parks that serve the entire County population.
   Responsible Departments: Parks Department, Parks Commission, Planning Department, Planning Commission, Board of Supervisors

3. The County shall adopt design standards for urban parks by June 30, 1996.
   Responsible Departments: Parks Department, Parks Commission, Planning Department, Planning Commission, Board of Supervisors

4. The County shall consider establishing appropriate funding mechanisms for park operations and maintenance, including benefit assessment districts and County Service Areas (CSAs), with appropriate exemptions included for those landowners that provide open space amenities.
   Responsible Departments: Parks Department, Parks Commission, Planning Department, Planning Commission, Treasurer-Tax Collector, Auditor-Controller, Chief Executive Office, Board of Supervisors

5. The County shall encourage the interconnection of recreational areas, open spaces and parks that are oriented to pedestrian and bicycle travel along public highway rights-of-way, while protecting private property to the greatest extent possible.
   Responsible Departments: Parks Department, Parks Commission, Planning Department, Planning Commmission, Public Works, Board of Supervisors

6. The County Department of Parks and Recreation will cooperate with efforts by the State Parks Department to make Henry Coe State Park more accessible to Stanislaus County residents.
   Responsible Department: Parks and Recreation

7. The County shall require at least three net acres of developed neighborhood parks, or the maximum number of acres allowed by law, to be provided for every 1,000 residents.
Responsible Departments: Parks Department, Parks Commission, Planning Department, Planning Commission, Board of Supervisors

POLICY THIRTEEN

Promote the use of water reservoirs for multiple recreational purposes, where appropriate.

IMPLEMENTATION MEASURES

1. The County shall encourage the multiple use of reservoirs as flood control devices, recreational facilities, and wildlife habitats.
Responsible Departments: Parks and Recreation, Board of Supervisors

2. The County shall, when funds become available, install boat ramps where appropriate.
Responsible Departments: Parks and Recreation, Board of Supervisors

POLICY FOURTEEN

Provide for diverse recreational opportunities such as horseback riding trails, hiking trails, and bikeways.

IMPLEMENTATION MEASURES

1. In areas where appropriate, equestrian facilities may be provided. (The County should consider equestrian facilities when developing new parks. Also, in large land subdivisions where horses are permitted, the County should encourage the development of equestrian facilities.)
Responsible Departments: Parks and Recreation, Planning Department, Planning Commission, Board of Supervisors

2. Bikeways and pedestrian paths shall be considered when constructing or improving the road and street system within the sphere of influence of cities or other urban areas.
Responsible Departments: Public Works, Planning Department, Planning Commission, Board of Supervisors

POLICY FIFTEEN

Coordinate the provision of recreation needs with other providers such as the Army Corps of Engineers, the State Resources Agency, school districts, river rafters, horse stable operators, and private organizations such as the Sierra Club and Audubon Society.

IMPLEMENTATION MEASURES

1. The County will pursue various funding options for providing recreational opportunities.
Responsible Departments: Parks and Recreation, Board of Supervisors

2. The County will assume responsibility for parks, when financially feasible, dedicated to them by state or federal agencies.
Responsible Departments: Parks and Recreation, Board of Supervisors

3. Prior to the issuance of any building permit on parcels fronting the Stanislaus River, it shall be verified that the building site is outside of Army Corps of Engineers easements.
Responsible Department: Building Inspection

4. An inventory of recreational facilities shall be maintained for use in parks and recreation facilities planning.
Responsible Department: Parks and Recreation

GOAL FIVE

Reserve, as open space, lands subject to natural disaster in order to minimize loss of life and property of residents of Stanislaus County.

POLICY SIXTEEN

Discourage development on lands that are subject to flooding, landslide, faulting or any natural disaster to minimize loss of life and property.

IMPLEMENTATION MEASURES

1. Enforce the provisions of the Alquist-Priolo Earthquake Fault Zoning Act.
   Responsible Departments: Building Inspection, Planning Department, Planning Commission, Board of Supervisors

2. Development will not be permitted in floodways unless it meets the requirements of Chapter 16.40 of the County Code and is approved by the State Reclamation Board.
   Responsible Departments: Public Works, Planning Department, Planning Commission, Board of Supervisors

3. Development proposals in an area identified as having unstable soils (bluff, landslide areas in the foothills, etc.) shall include measures for mitigating possible hazards.
   Responsible Departments: Public Works, Building Inspection, Planning Department, Planning Commission, Board of Supervisors

4. The County shall enforce the subdivision ordinance requirement for soils reports, which may be required to include a geologic report.
   Responsible Departments: Public Works, Planning Commission, Board of Supervisors

5. The County shall utilize the California Environmental Quality Act (CEQA) process to ensure that development does not occur that would be subject to natural disasters.
   Responsible Departments: Planning Department, Planning Commission, Board of Supervisors

POLICY SEVENTEEN

Develop a plan to minimize the impacts of a disaster.

IMPLEMENTATION MEASURES

1. The County Office of Emergency Services will continue to work with other jurisdictions to develop evacuation routes to be used in case of a disaster. Evacuation routes will serve all of the jurisdictions in the County. Plans for evacuation routes must be coordinated with the cities.
   Responsible Department: Emergency Services

2. In case of a disaster, the County will use the adopted emergency plan and the procedures established in that document.
Responsible Departments: Emergency Services, Sheriff, Fire Safety, Board of Supervisors

3. The County will provide information to anyone interested in forming a flood control district in Stanislaus County.
Responsible Department: Public Works

GOAL SIX

Improve air quality.

POLICY EIGHTEEN

The County will promote effective communication, cooperation and coordination among agencies involved in developing and operating local and regional air quality programs.

IMPLEMENTATION MEASURES

1. Refer discretionary projects under CEQA review to the San Joaquin Valley Unified Air Pollution Control District (SJVUAPCD), neighboring jurisdictions and other affected agencies for review and comment.
   Responsible Department: Planning Department

2. Work with other agencies in the San Joaquin Valley to establish coordinated air quality programs and implementation measures.
   Responsible Departments: Planning Department, Planning Commission, Board of Supervisors

POLICY NINETEEN

The County will strive to accurately determine and fairly mitigate the local and regional air quality impacts of proposed projects.

IMPLEMENTATION MEASURES

1. Require all development proposals, where appropriate, to include reasonable air quality mitigation measures.
   Responsible Departments: Planning Department, Planning Commission, Board of Supervisors

2. Minimize case-by-case analysis of air quality impacts through the use of standard criteria for determining significant environmental effects, a uniform method of calculating project emissions, and standard mitigation methods to reduce air quality impacts.
   Responsible Departments: Planning Department, Planning Commission, Board of Supervisors

POLICY TWENTY

The County shall strive to reduce motor vehicle emissions by reducing vehicle trips and vehicle miles traveled and increasing average vehicle ridership.

IMPLEMENTATION MEASURES

1. Through strategies identified in the Circulation Element, ensure that circulation systems are designed and maintained to minimize traffic congestion and vehicle emissions.
   Responsible Departments: Public Works, Planning Department, Planning Commission, Board of Supervisors

2. Support a broad range of transportation modes, including public transit, bicycling and pedestrian travel, through the strategies identified in the Circulation Element.
   Responsible Departments: Public Works, Planning Department, Planning Commission, Board of Supervisors

3. Help achieve a jobs/housing balance by working with approprite organizations to attract employers to Stanislaus County.
   Responsible Departments: Plannning Department, Planning Commission, Board of Supervisors

POLICY TWENTY-ONE

The County will support efforts to increase public awareness of air quality problems and solutions.

IMPLEMENTATION MEASURES

1. Support and participate in the air quality education programs of the SJVUAPCD to the greatest extent possible.
   Responsible Departments: Planning Department, Planning Commission, Board of Supervisors

2. Support education programs that increase public awareness of techniques to reduce fine particulate matter (PM-10) emissions.
   Responsible Departments: U.C. Cooperative Extension, Agricultural Commissioner, Agricultural Advisory Board, Planning Department, Department of Environmental Resources, Public Health, Building Inspections, Board of Supervisors

3. Work with the local building industry, utilities, and the SJVUAPCD to educate developers and builders on the benefits of energy-efficient designs and the use of low-emission equipment for new residential and commercial construction.
   Responsible Departments: Planning Department, Building Inspections

GOAL SEVEN

Support efforts to minimize the disposal of solid waste through source reduction, reuse, recycling, composting and transformation activities.

(Comment: As urbanization spreads and populations increase, more and more refuse is produced. Public Resources Code Section 41780 requires Stanislaus County to reduce solid waste disposal 25% by the year 2000 through maximizing the use of all feasible source reduction, recycling and composting options. For wastes that cannot be feasibly reduced at their source, recycled, or composted, the practices of environmentally safe transformation or land disposal, or both, may be used. Barriers to siting such disposal facilities include environmental factors and costs.)

POLICY TWENTY-TWO

The County will support the solid waste management hierarchy established by the California Public Resources Code, Section 40051, and actively promote the goals and objectives specified in the Countywide Integrated Waste Management Plan.

IMPLEMENTATION MEASURES

1. Encourage and promote activities, projects, legislation, business and industries that cause solid waste to be reduced at the source, reused, recycled and/or composted.
   Responsible Departments: Planning Department, Environmental Resources, Planning Commission, Board of Supervisors, SCEDCO

2. Complete and adopt the state-mandated Countywide Integrated Waste Management Plan by January 31, 1996.
   Responsible Departments: Environmental Resources, Board of Supervisors

3. Encourage the use of transformation facilities (such as waste-to-energy plants) as a component of the County's integrated waste management system.
   Responsible Departments: Planning Department, Environmental Resources, Planning Commission, Board of Supervisors

4. Actively pursue the identification, siting, permitting and operation of additional landfill capacity to receive solid wastes that are not diverted from disposal and for the disposal of ash from transformation facilities.
   Responsible Departments: Environmental Resources, Planning Department, Planning Commission, Board of Supervisors

5. Encourage and promote activities, projects, legislation, businesses and industries that cause special wastes (e.g., food processing residue, demolition/construction waste, inert wastes, tires, de-watered sludge, household hazardous waste, etc.) to be safely diverted from landfills or transformation facilities, including composting and co-composting operations.
   Responsible Departments: Environmental Resources, Planning Department, Planning Commission, Board of Supervisors

POLICY TWENTY-THREE

The County will protect existing solid waste management facilities, including the waste-to-energy plant and the Fink Road landfill, against encroachment by land uses that would adversely affect their operation or their ability to expand.

IMPLEMENTATION MEASURES

1. Do not approve any discretionary projects within 1,000 feet of existing solid waste management facilities, including the Fink Road landfill and the waste-to-energy plant, unless such projects will have no adverse impact on those facilities or vice versa.
   Responsible Departments: Public Works, Environmental Resources, Planning Department, Planning Commission, Board of Supervisors

2. Explore the possibility of establishing an appropriate mechanism to preclude issuance of any building permits within 1,000 feet of solid waste management facilities, including the Fink Road landfill and the waste-to-energy plant.
   Responsible Departments: Public Works, County Counsel, Building Inspections, Board of Supervisors

GOAL EIGHT

Preserve areas of national, state, regional and local historical importance.

POLICY TWENTY-FOUR

The County will support the preservation of Stanislaus County's cultural legacy of historical and archeological resources for future generations.

(Comment: Landmarks of historical consequence not only include old schoolhouses, and covered bridges, but also such sites as Native American burial grounds, cemeteries, pottery, rock carvings, and rock paintings. Normally, "sensitive" areas are often located near natural watercourses, springs or ponds, or on elevated ground. However, due to the silt build-up in the valley and the meandering of rivers, archaeological and historical sites may be found in unsuspected areas.)

IMPLEMENTATION MEASURES

1. The County shall continue to utilize the HS (Historical Site) zone in Knight's Ferry and La Grange to protect the historical character of the communities.
   Responsible Departments: Planning Department, Planning Commission, Board of Supervisors

2. The County shall seek input from the Knight's Ferry Municipal Advisory Council concerning any development proposals in the HS zone in Knight's Ferry.
   Responsible Departments: Planning Department, Historical Sub-Committee of the Planning Commission, Planning Commission, Board of Supervisors

3. The County shall work with the County Historical Society, and other organizations and interested individuals to study, identify and inventory archeological resources and historical sites, structures, buildings and objects.
   Responsible Department: Parks and Recreation

4. The County will cooperate with the State Historical Preservation Officer to identify and nominate historical structures, objects, buildings and sites for inclusion under the Historical Preservation Act.
   Responsible Department: Parks and Recreation

5. The County shall utilize the California Environmental Quality Act (CEQA) process to protect archaeological or historic resources. Most discretionary projects require review for compliance with CEQA. As part of this review, potential impacts must be identified and mitigated.
   Responsible Departments: Planning Department, Parks and Recreation, Planning Commission, Board of Supervisors

6. The County shall make referrals to the Office of Historic Preservation and the Central California Information Center as required to meet CEQA requirements.
   Responsible Department: Planning Department

7. The County will work with all interested individuals and organizations to protect and preserve the mining heritage of Stanislaus County.
Responsible Department: Parks and Recreation

POLICY TWENTY-FIVE

"Qualified Historical Buildings" as defined by the State Building Code shall be preserved.

IMPLEMENTATION MEASURES

1. Whenever possible, the County Building Inspection Division shall utilize the provisions of the State Building Code that allow historical buildings to be restored without damaging the historical character of the building.
Responsible Department: Building Inspection

2. The County shall continue to utilize the HS (Historical Site) zone in Knight's Ferry and La Grange to protect the historical character of the communities.
Responsible Departments: Planning Department, Planning Commission, Board of Supervisors

GOAL NINE

Manage extractive mineral resources to ensure an adequate supply without degradation of the environment.

POLICY TWENTY-SIX

Surface mining in areas classified by the State Division of Mines and Geology as having significant deposits of extractive mineral resources shall be encouraged.

IMPLEMENTATION MEASURES

1. The County shall encourage and support the State Division of Mines and Geology or other public or private organizations in designating the County's sand and gravel resources.
   Responsible Departments: Planning Department, Planning Commission, Board of Supervisors

2. The County shall utilize the California Environmental Quality Act (CEQA) process to protect mineral resources as well as the environment. Most discretionary projects require review for compliance with CEQA. As a part of this review, environmental impacts and alternatives, must be identified and the manner for such significant effects to be avoided or mitigated must be indicated. The Legislature declares that in the event specific economic, social, or other conditions make infeasible such project alternatives or such mitigation measures, individual projects may be approved in spite of one or more significant effects.
   Responsible Departments: Planning Department, Planning Commission, Board of Supervisors.

3. The County shall adopt the Mineral Resources land use designation for those areas designated by the state as significant deposits of mineral resources at such time as the State Division of Mines and Geology completes the countywide mineral resources designation process under the Surface Mining and Reclamation Act (SMARA).
   Responsible Departments: Planning Department, Planning Commission, Board of Supervisors.

4. The County shall consider adopting the Mineral Resources land use designation for those areas identified as significant deposits of mineral resources in the 1993 Mineral Land Classification of Stanislaus County prepared by the State Division of Mines and Geology.
   Responsible Departments: Planning Department, Planning Commission, Board of Supervisors

POLICY TWENTY-SEVEN

The County shall emphasize the conservation and development of lands having significant deposits of extractive mineral resources by not permitting uses that threaten the potential to extract the minerals.

IMPLEMENTATION MEASURES

1. Requests for conversion of lands with significant deposits of extractive mineral resources (e.g., sand and gravel) to urban uses shall not be approved unless provisions are made for extraction prior to development.
   Responsible Departments: Planning Department, Planning Commission, Board of Supervisors

2. Any approval of potentially incompatible land uses in and surrounding areas containing significant deposits of extractive mineral resources shall include conditions mitigating the significant land use conflicts.
   Responsible Departments: Planning Department, Planning Commission, Board of Supervisors

3. The classification maps and mineral information contained in the Mineral Land Classification of Stanislaus County, California (Special Report 173), together with Public Resources Code Section 2710 et seq. (SMARA) and state policy, are hereby incorporated in this General Plan by reference.
   Responsible Departments: Planning Department, Planning Commission, Board of Supervisors

POLICY TWENTY-EIGHT

Lands used for the extraction of mineral resources shall be reclaimed as required by the Surface Mining and Reclamation Act of 1975 to minimize undesirable impacts.

IMPLEMENTATION MEASURES

1. Approval of any excavation permits shall include requirements for reclamation of the land consistent with the land use designation.
   Responsible Departments: Planning Department, Planning Commission, Board of Supervisors

2. Mineral excavation on productive agricultural land should have a reclamation plan that retains or restores a maximum amount of agricultural or open space land.
   Responsible Departments: Planning Department, Planning Commission, Board of Supervisors

GOAL TEN

Protect fish and wildlife species of the County.

POLICY TWENTY-NINE

Adequate water flows should be maintained in the County's rivers to allow salmon migration.

IMPLEMENTATION MEASURE

1. The County should continue to lobby the federal government to provide adequate water flow in the County's rivers to allow salmon migration.
   Responsible Department: Board of Supervisors

POLICY THIRTY

Habitats of rare and endangered fish and wildlife species shall be protected. Information on rare and endangered species and habitats is constantly being updated in response to a 1982 state law by the California State Department of Fish and Game through various sources which include the Stanislaus Audubon Society, California Native Plant Society, and the Sierra Club.

IMPLEMENTATION MEASURES

1. The County shall utilize the California Environmental Quality Act (CEQA) process to ensure that development does not occur that would be detrimental to fish, plant life, or wildlife species.
   Responsible Departments: Planning Department, Planning Commission, Board of Supervisors

2. The County shall maintain information regarding fish and wildlife habitats and rare and endangered flora and fauna species.
   Responsible Department: Planning Department

3. The County shall protect sensitive wildlife habitat and plant life through the strategies identified under Policy Three of this element.
   Responsible Departments: Planning Department, Planning Commission, Board of Supervisors

GOAL ELEVEN

Conserve resources through promotion of waste reduction, reuse, recycling, composting, ride-share programs and alternative energy sources such as mini-hydroelectric plants, gas and oil exploration, and transformation facilities such as waste-to-energy plants.

POLICY THIRTY-ONE

The County shall provide zoning mechanisms for locating material recovery facilities, recycling facilities, composting facilities, and new energy producers when the proposed location does not conflict with surrounding land uses.

IMPLEMENTATION MEASURES

1. The County shall include provisions in its zoning ordinance for siting material-recovery facilities, recycling facilities, composting facilities, mini-hydroelectric plants and transformation facilities by June 30, 1997.
   Responsible Departments: Planning Department, Environmental Resources, Planning Commission, Board of Supervisors

2. The County shall actively pursue and implement projects, plans and programs that will effectively protect and conserve existing and future landfill capacity.
   Responsible Departments: Environmental Resources, Board of Supervisors

POLICY THIRTY-TWO

New construction by the County shall meet or exceed code requirements for energy conservation.

IMPLEMENTATION MEASURES

1. New County facilities should be designed to maximize energy efficiency.
   Responsible Departments: County Executive Office, Building Inspection Division

2. Existing County facilities should be made to maximize energy efficiency where it is found to be economically reasonable.
   Responsible Departments: County Executive Office, Building Inspection Division

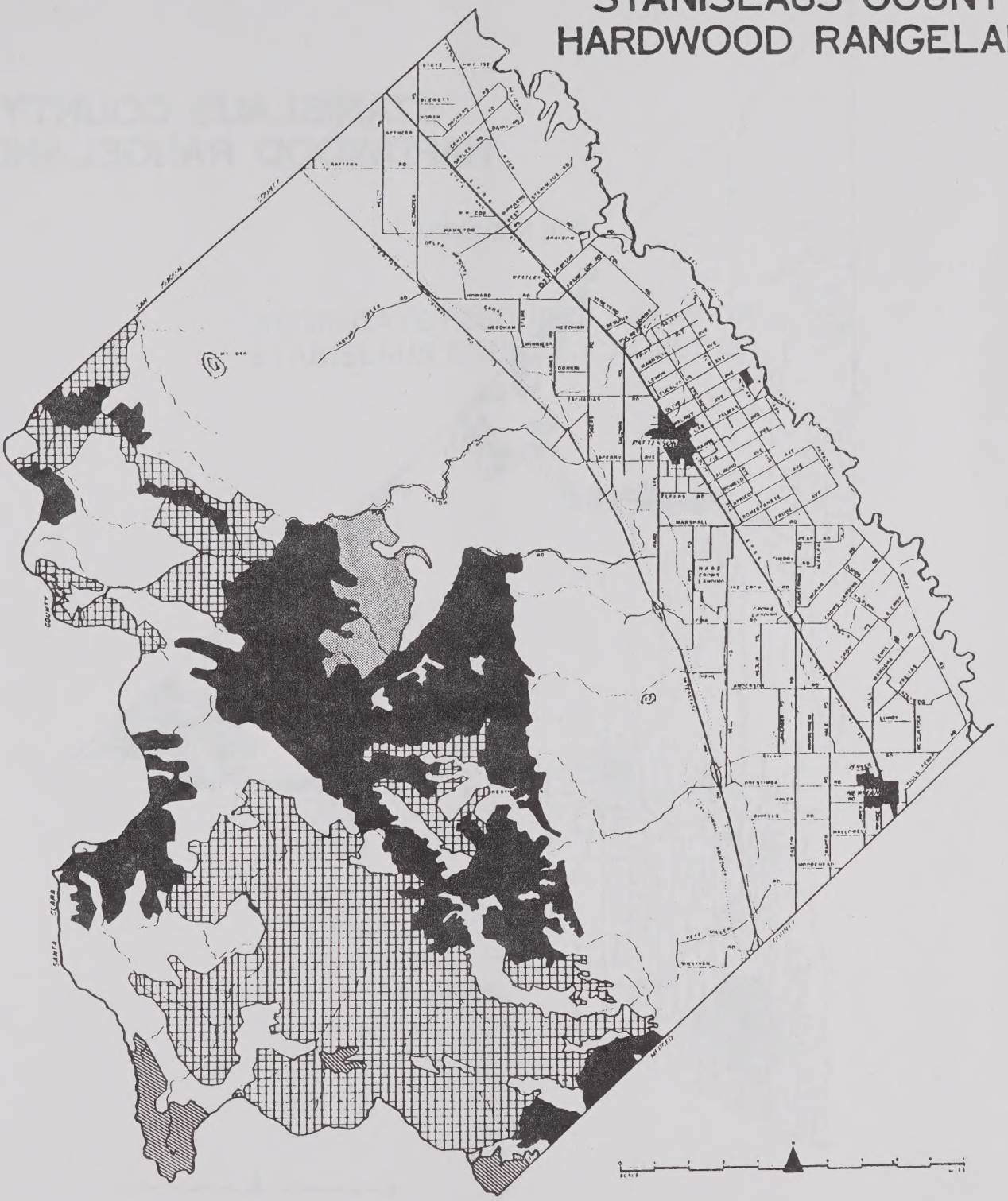
APPENDIX III-A

STANISLAUS COUNTY HARDWOOD RANGELANDS

Source: California Department of Forestry and Fire Protection (CDF) maps prepared by Pillsbury, N.H., et al. 1991. From 1981 1:24,000 CDF aerial photos. Hardwoods above 5,000 feet were not mapped.

Refer to <u>Extent and Ownership of California's Hardwoods</u> for additional information.

STANISLAUS COUNTY HARDWOOD RANGELANDS



SPECIES GROUP

- BLUE OAK WOODLAND
- BLUE OAK - FOOTHILL PINE WOODLAND
- VALLEY OAK WOODLAND
- COASTAL OAK WOODLAND

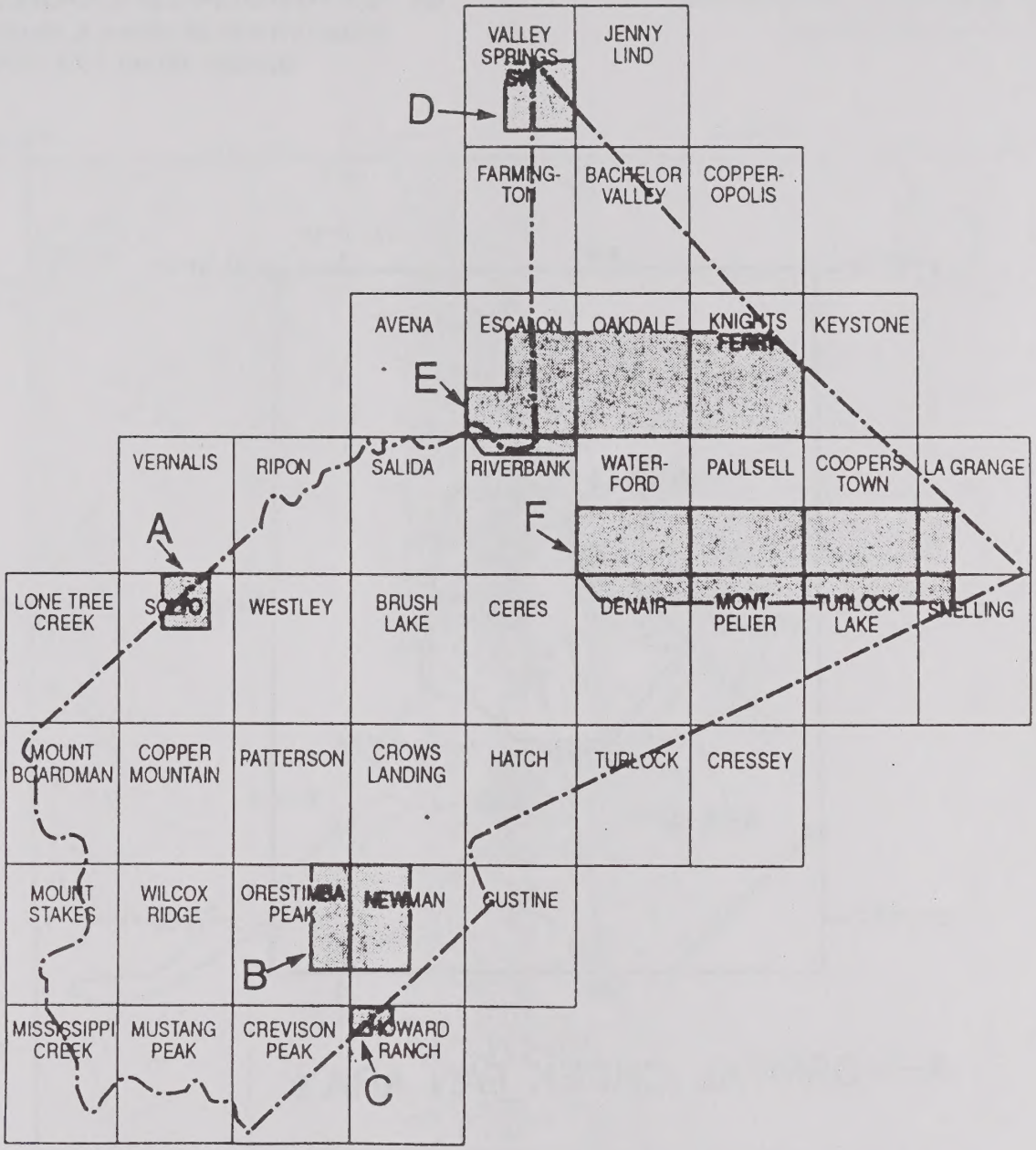
STANISLAUS COUNTY HARDWOOD RANGELANDS

SPECIES GROUP

- BLUE OAK WOODLAND
- VALLEY OAK WOODLAND
- BLUE OAK - FOOTHILL PINE WOODLAND
- COASTAL OAK WOODLAND

APPENDIX III-B

AGGREGATE RESOURCE AREAS OF STANISLAUS COUNTY, CALIFORNIA



Index map of U.S.G.S. 7.5-minute quadrangles used to compile bases.

Topographic base maps by U.S. Geological Survey.

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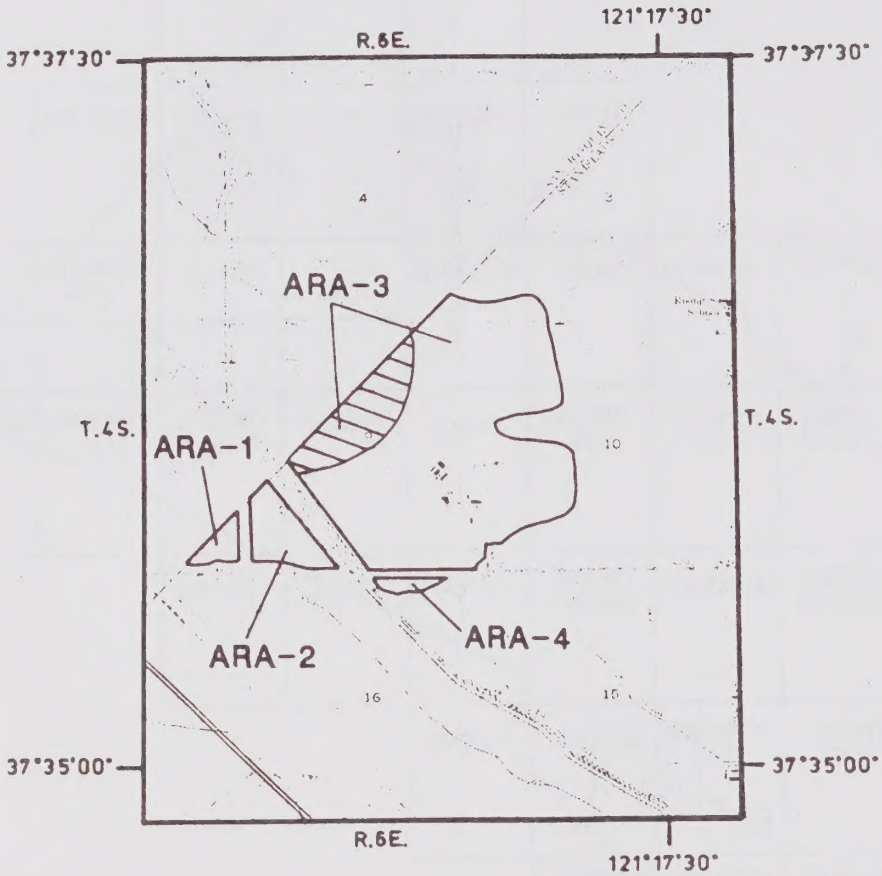
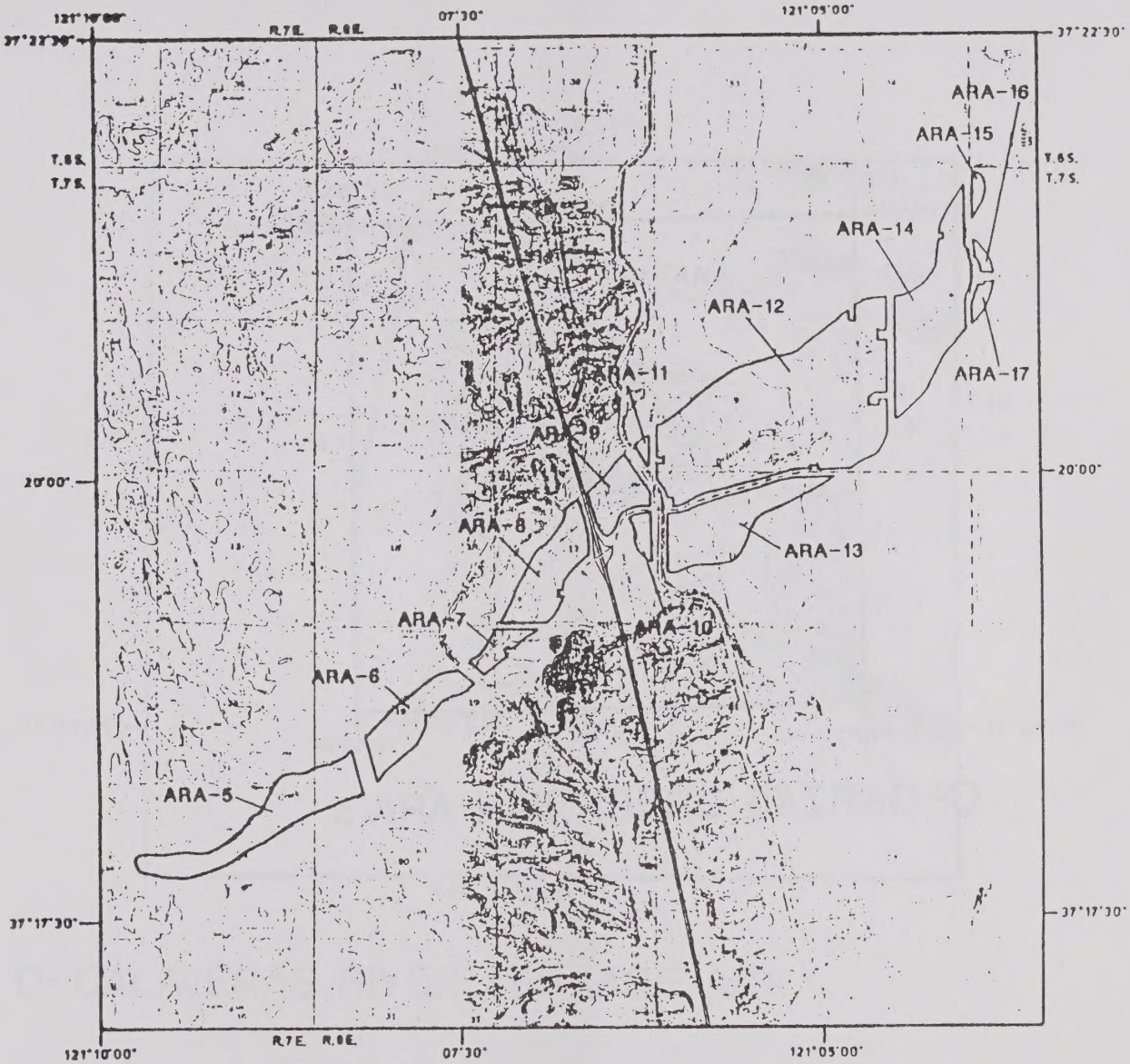
AGGREGATE RESOURCE AREAS OF STANISLAUS COUNTY

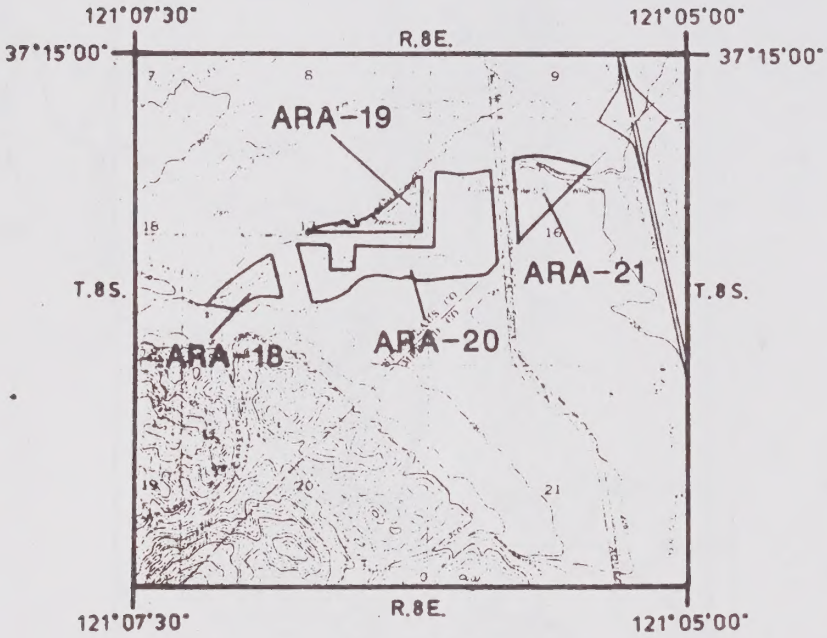
State Division of Mines & Geology
Special Report 173 (1993)



A-HOSPITAL CREEK FAN ARA's



B-ORESTIMBA CREEK FAN ARA's



C-GARZAS CREEK FAN ARA's

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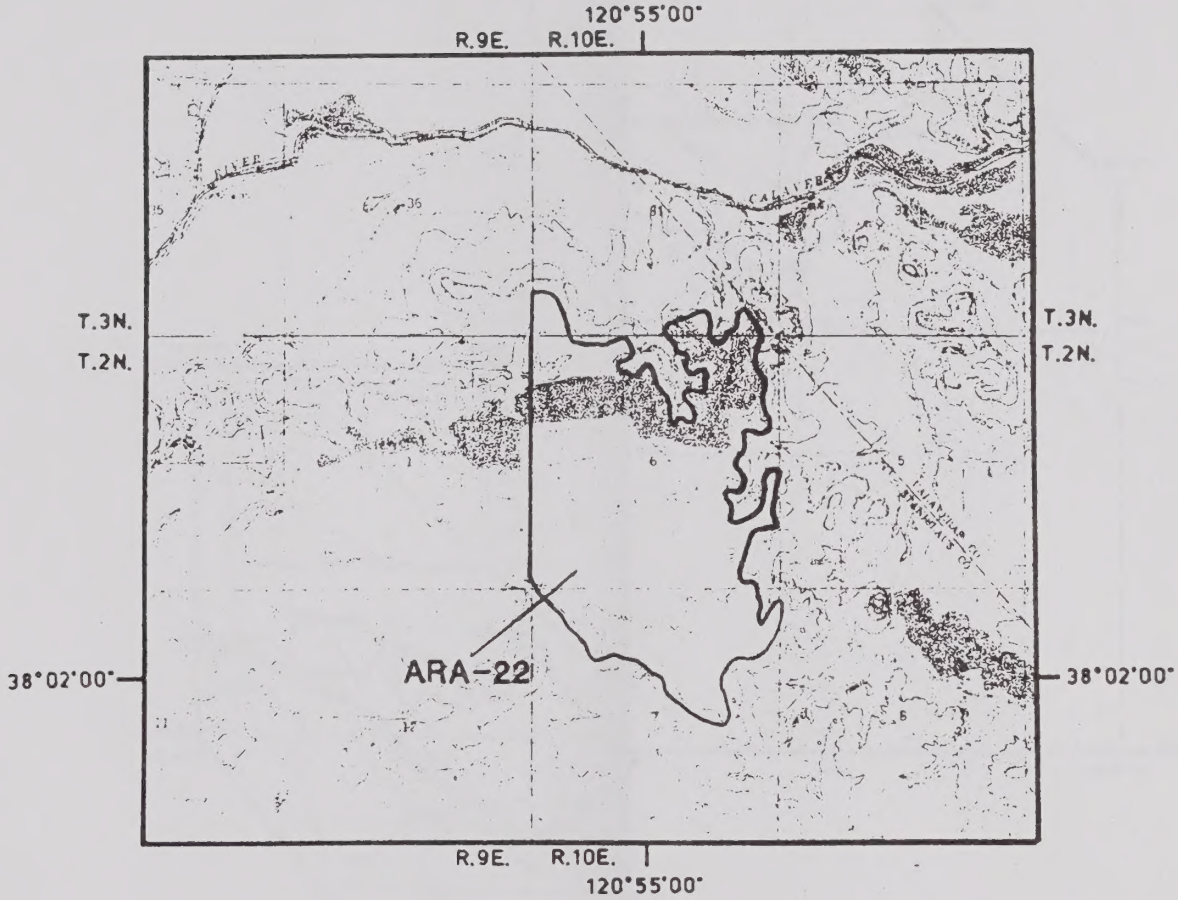
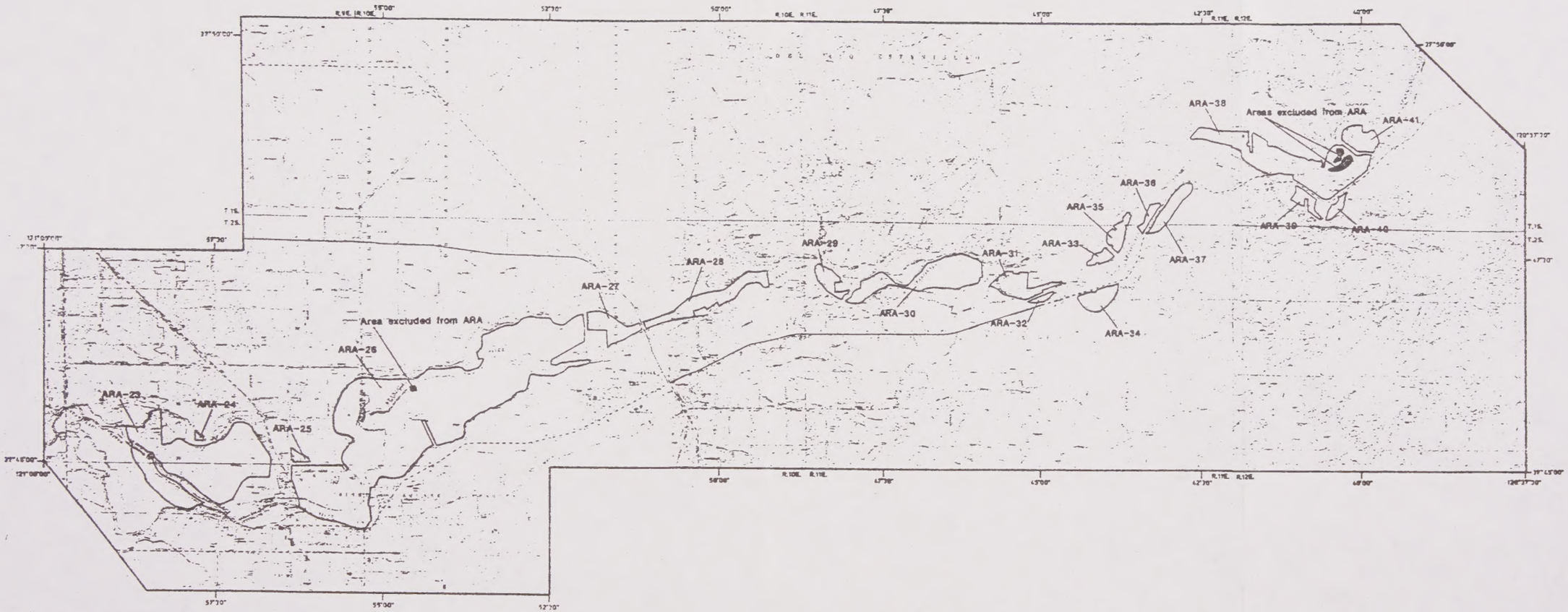


D-CALAVERAS RIVER TERRACE ARA

N



E-STANISLAUS RIVER ARA's

AGGREGATE RESOURCE AREAS OF STANISLAUS COUNTY

State Division of Mines & Geology
Special Report 173 (1993)

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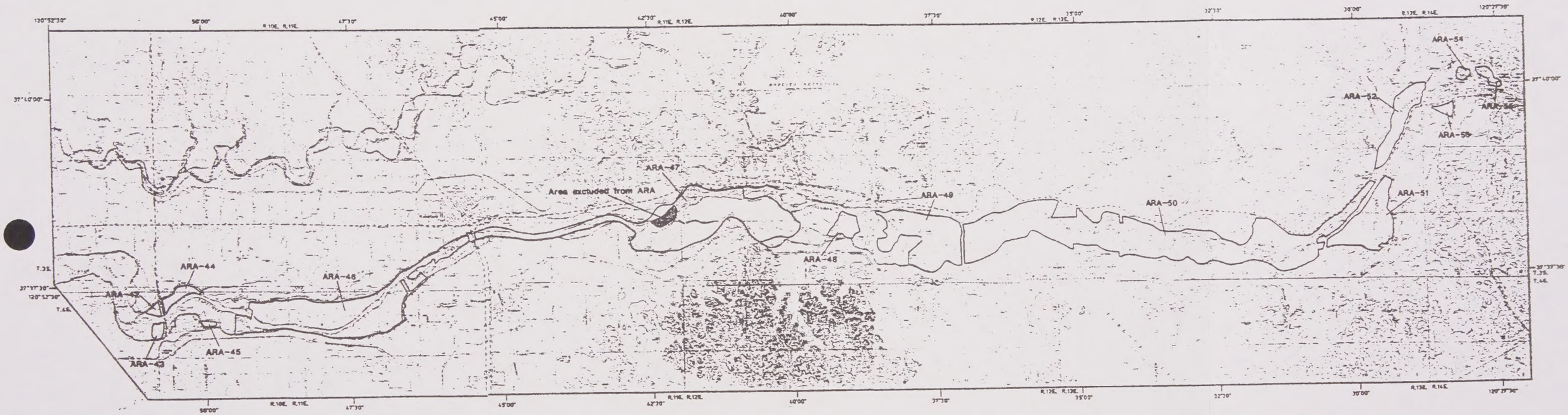

F-TUOLUMNE RIVER ARA's

AGGREGATE RESOURCE AREAS OF STANISLAUS COUNTY

State Division of Mines & Geology
Special Report 173 (1993)

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Chapter 4

NOISE ELEMENT

1.0 INTRODUCTION

1.1 Authority

The contents of a Noise Element and the methods used in its preparation have been determined by the requirements of Section 65302(f) of the California Government Code and by the "Guidelines for the Preparation and Content of Noise Elements of the General Plan" adopted and published by the California Office of Noise Control (ONC) in 1976. The ONC Guidelines require that certain major noise sources and areas containing noise sensitive land uses be identified and quantified by preparing generalized noise exposure contours for current and projected conditions within the community. Contours may be prepared in terms of either the Community Noise Equivalent Level (CNEL) or the Day-Night Average Level (L_{dn}), which are descriptors of total noise exposure at a given location for an annual average day. CNEL and L_{dn} are generally considered to be equivalent descriptors of the community noise environment within plus or minus 1.0dB. Section 1.4 provides an explanation of the acoustical terminology used in this document.

It is intended that the noise exposure information developed for the Noise Element be incorporated into the General Plan to serve as a basis for achieving Land Use compatibility within the unincorporated areas of the County. It is also intended that the noise exposure information developed for the Noise Element be used to provide baseline levels for use in the development and enforcement of a local noise control ordinance to address noise levels generated by non-preempted noise sources within the County.

According to the Noise Element Requirements and ONC Guidelines, the following major noise sources should be considered in the preparation of a Noise Element:

1. Highways and freeways
2. Primary arterials and major local streets
3. Railroad operations
4. Aircraft and airport operations
5. Local industrial facilities
6. Other stationary sources

Noise-sensitive areas to be considered in the Noise Element should include areas containing the following noise sensitive land uses:

1. Schools
2. Hospitals
3. Rest homes
4. Long-term medical or mental care facilities
5. Other uses deemed noise sensitive by the local jurisdiction

1.2 Relationship to Other Elements of the General Plan

The Noise Element is most related to the Land Use and Circulation Elements of the General Plan. Its relationship to the Land Use Element is direct in that the implementation of either element has the potential to result in the creation or elimination of a noise conflict with respect to differing land uses. The Land Use Element must be consistent with the Noise Element in discouraging the development of incompatible adjacent land uses to prevent impacts upon noise sensitive uses and to prevent encroachment upon existing noise-generating facilities.

The Circulation Element is linked to the Noise Element in that traffic routing and volume directly affect community noise exposure. For example, increased traffic volume may produce increased noise in a residential area so that noise control measures are required to provide an acceptable noise environment. Similarly, rerouting traffic from a noise-impacted neighborhood may provide significant noise relief to that area. Implementation of the Circulation Element should include consideration of potential noise effects.

1.3 Noise and Its Effects on People

The Technical Reference Document, included in the General Plan Support Doucument, provides a discussion of the fundamentals of noise assessment, the effects of noise on people and criteria for acceptable noise exposure. It is intended that the Technical Reference Document serve as a reference for Stanislaus County when reviewing documents or proposals which refer to the measurement and effects of noise within the County.

1.4 Acoustical Terminology

"Ambient noise levels" means the composite of noise from all sources near and far. In this context it represents the normal or existing level of environmental noise at a given location for a specific time of the day or night.

"A weighted sound level" means the sound level in decibels as measured with a sound level meter using the "A" weighted network (scale) at slow meter response. The unit of measurement is referred to herein as dBA.

"CNEL" means Community Noise Equivalent Level. The average equivalent A-weighted sound level during a 24-hour day, obtained after addition of five decibels to sound levels in the evening from 7:00 p.m. to 10:00 p.m. and after addition of ten decibels to sound levels in the night before 7:00 a.m. and after 10:00 p.m.

"Decibel, dB" means a unit for describing the amplitude of sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure, which is 20 micropascals (20 micronewtons per square meter).

"Equivalent Energy Level, L_{eq}" means the sound level corresponding to a steady state sound level containing the same total energy as time varying signal over a given sample period. L_{eq} is typically computed over 1, 8 and 24-hour sample periods.

"Impulsive Noise" means a noise of short duration, usually less than one second, with an abrupt onset and rapid decay.

"L_{max}" means the maximum A-weighted noise level recorded during a noise event.

"Noise Exposure Contours" Lines drawn about a noise source indicating constant energy levels of noise exposure. CNEL and L_{dn} are the decriptors utilized herein to describe community exposure to noise.

"Preempted Noise Source" means a noise source which cannot be regulated by the local jurisdiction due to existing state or federal regulations already applying to the source. Examples of such sources are vehicles operated on public roadways, railroad operations and aircraft operations.

"Pure Tone Noise" means any noise which is distinctly audible as a single pitch (frequency) or set of pitches. For the purposes of this ordinance, a pure tone shall exist if the one-third octave band sound pressure level in the band with the tone exceeds the arithmetic average of the sound pressure levels of the two contiguous one-third octave bands by 5 dB for center frequencies of 500 Hz and above and by 8dB for center frequencies between 160 and 400 Hz and 15 dB for center frequencies less than or equal to 125 Hz.

2.0 EXISTING AND FUTURE NOISE ENVIRONMENT

2.1 Overview of Sources

Based on discussion with County of Stanislaus Department of Planning and Community Development staff regarding potential major noise sources and field studies conducted by BBA, it was determined that there are a number of potentially significant sources of community noise within Stanislaus County. These sources include traffic on state highways and major County roadways, railroad operations, airport operations and industrial activities. Specific noise sources selected for study are described in the Technical Reference Document. Figure 1 shows the locations of major noise sources selected for study, and for which generalized L_{dn} or CNEL contours have been prepared.

2.2 Methods and Noise Exposure Maps

Analytical noise modeling techniques in conjunction with actual field noise level measurements were used to develop generalized L_{dn} or CNEL contours for major sources of noise within the unincorporated areas of Stanislaus County for existing (1986) and future (2000) conditions. CNEL contours for operations at the Oakdale Municipal Airport, Modesto City/County Airport and the Crows Landing Naval Auxiliary Landing Field were derived from existing Airport Master Plan or Air Installation Compatible Use Zone (AICUZ) reports as available.

Analytical noise modeling techniques generally make use of source-specific data including average levels of activity, hours of operation, seasonal fluctuations, and average levels of noise from source operations. Analytical methods have been developed for a number of environmental noise sources including roadways, railroad line operations, railroad yard operations, industrial plants and aircraft/airport operations. Such methods will produce reliable results as long as data inputs and assumptions are valid for the sources being studied. The analytical methods used in this report closely follow recommendations made by the State Office of Noise Control, and were supplemented where appropriate by field-measured noise level data to account for local conditions.

Noise exposure contours for major sources of noise within the unincorporated areas of Stanislaus County are contained within Appendix C of the Technical Reference Document. It should be noted that these contours are generally based upon annual average conditions, and are not intended to be site-specific where local topography, vegetation or intervening structures may significantly affect noise exposure at a particular location. The noise contour maps have been prepared to assist Stanislaus County with the implementation of the Noise Element through the project review and long range planning processes.

3.0 COMMUNITY NOISE SURVEY

As required by the Government Code and ONC Guidelines, a community noise survey was conducted to document noise exposure in areas of the County containing noise sensitive land uses. The following noise sensitive land uses have been identified within Stanislaus County:

1. Residential uses in Single-Family Residential, Medium-Density Residential and Multiple-Family Residential zones.
2. Schools
3. Long-term care medical facilities, such as hospitals, nursing homes, etc.

Noise monitoring sites were selected to be representative of typical conditions in the unincorporated areas of the County where noise sensitive land uses are located. A total of 24 monitoring sites were selected as shown in Figure 2. A combination of short-term and continuous noise monitoring was used to document existing noise levels at these locations during the week of December 1, 1986. For short-term monitoring, noise levels were sampled for approximately 15 minutes during each of three periods of the day and night so that reasonable estimates of the L_{dn} in these areas could be prepared. The data collected during the short-term sampling program included the L_{eq}, maximum noise level, minimum noise level and a description of major sources of noise which were audible. Continuous noise monitoring was conducted 5 out of the 24 community noise survey sites to document fluctuations on noise levels over a typical 24-hour period. Noise level data collected during continuous monitoring included the L_{eq}, maximum noise level and the statistical distribution of noise levels for each hour of the sample period. The hourly fluctuations of noise levels at the sites where continuous noise monitoring was conducted are depicted in graphic form in the Technical Reference Document. Noise level data collected during the community noise survey are summarized in Table I.

The community noise survey results indicate that typical noise levels in noise sensitive areas of the unincorporated areas of Stanislaus County are in the range of 37-60 dB L_{dn}. As would be expected, the quietest areas are those which are removed from major transportation-related noise sources and local industrial or other stationary noise sources. Good examples of these quiet areas are rural areas such as Eugene, Warnerville, and La Grange. Also recreational areas such as Woodward Reservoir Regional Park, Modesto Reservoir County Park and the Turlock Lake State Recreation Area. It is anticipated that noise levels in these otherwise quiet recreational areas would be somewhat higher during the peak summer season when such areas receive greater use. The noisier areas surveyed were those located near state highways (Salida), major county roadways (Westport), or railroads (Empire). Noise levels in some areas were higher than would normally be expected such as in Knights Ferry where bridge construction was in progress 24 hours per day. It should also be noted that rain on the evening of December 4, 1986 caused background noise levels at Site #8 (Salida) and Site #15 (Grayson) to be somewhat higher than usual due to increased tire noise on nearby roadways. Maximum noise levels observed during the survey were generally caused by local automobile traffic or heavy trucks. Other sources of maximum noise levels included occasional aircraft

overflights and, in some areas, railroad operations (especially horns). Background noise levels in the absence of the above-described sources were caused by distant traffic, wind in the trees, running water, birds and distant industrial or other stationary noise sources.

4.0 LAND USE COMPATIBILITY GUIDELINES

Figure 3 is provided as reference concerning the sensitivity of different land uses to their noise environment. It is intended to illustrate the range of noise levels which will allow the full range of activities normally associated with a given land use. For example, exterior noise levels in the range of 50-60 dB L_{dn} (or CNEL) are generally considered acceptable for residential land uses, since these levels will usually allow normal outdoor and indoor activities such as sleep and communications to occur without interruption. Industrial facilities, however, can be relatively insensitive to noise and may generally be located in a noise environment of up to 75 dB L_{dn} (or CNEL) without significant adverse effects. Specific noise compatibility criteria in terms of L_{dn} or CNEL for residential and noise sensitive land uses in Stanislaus County are defined in Section 5.0.

FIGURE 1 - MAJOR NOISE SOURCES

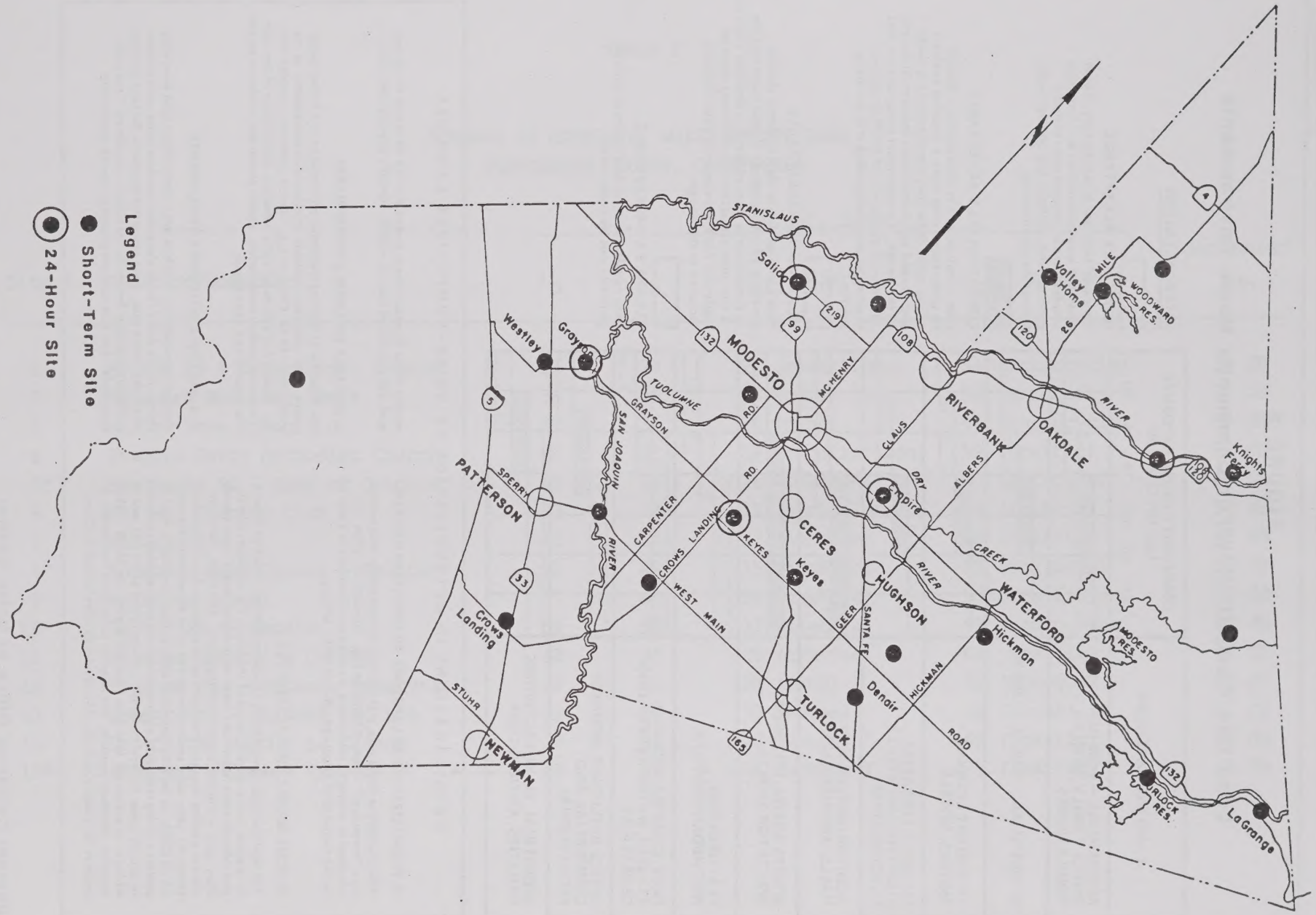
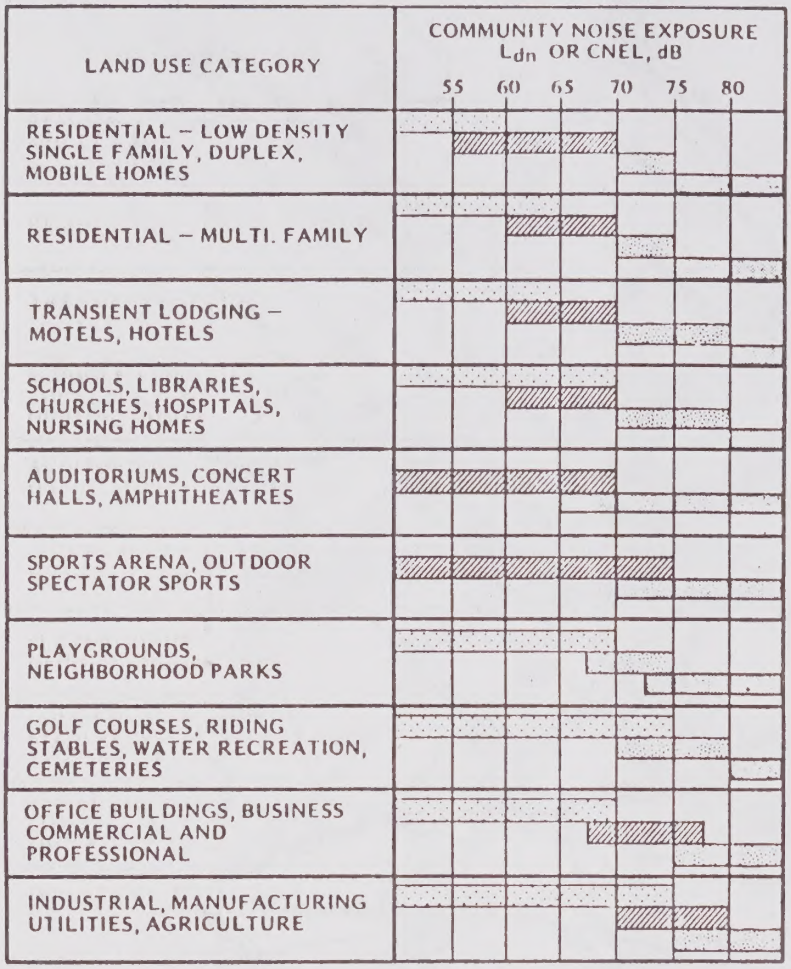


FIGURE 2 - COMMUNITY NOISE SURVEY MONITORING SITES

FIGURE 3

Land Use Compatibility For Community Noise Environments



INTERPRETATION

NORMALLY ACCEPTABLE

Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.

CONDITIONALLY ACCEPTABLE

New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice.

NORMALLY UNACCEPTABLE

New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.

CLEARLY UNACCEPTABLE

New construction or development should generally not be undertaken.

CONSIDERATIONS IN DETERMINATION OF NOISE–COMPATIBLE LAND USE

A. NORMALIZED NOISE EXPOSURE INFORMATION DESIRED

Where sufficient data exists, evaluate land use suitability with respect to a "normalized" value of CNEL or L_{dn}. Normalized values are obtained by adding or subtracting the constants described in Table 1 to the measured or calculated value of CNEL or L_{dn}.

B. NOISE SOURCE CHARACTERISTICS

The land use-noise compatibility recommendations should be viewed in relation to the specific source of the noise. For example, aircraft and railroad noise is normally made up of higher single noise events than auto traffic but occurs less frequently. Therefore, different sources yielding the same composite noise exposure do not necessarily create the same noise environment. The State Aeronautics Act uses 65 dB CNEL as the criterion which airports must eventually meet to protect existing residential communities from unacceptable exposure to aircraft noise. In order to facilitate the purposes of the Act, one of which is to encourage land uses compatible with the 65 dB CNEL criterion wherever possible, and in order to facilitate the ability of airports to comply with the Act, residential uses located in Community Noise Exposure Areas greater than 65 dB should be discouraged and considered located within normally unacceptable areas.

C. SUITABLE INTERIOR ENVIRONMENTS

One objective of locating residential units relative to a known noise source is to maintain a suitable interior noise environment at no greater than 45 dB CNEL of L_{dn}. This requirement, coupled with the measured or calculated noise reduction performance of the type of structure under consideration, should govern the minimum acceptable distance to a noise source.

D. ACCEPTABLE OUTDOOR ENVIRONMENTS

Another consideration, which in some communities is an overriding factor, is the desire for an acceptable outdoor noise environment. When this is the case, more restrictive standards for land use compatibility, typically below the maximum considered "normally acceptable" for that land use category, may be appropriate.

Source: California Office of Noise Control

TABLE I

SUMMARY OF COMMUNITY NOISE SURVEY DATA
STANISLAUS COUNTY, CALIFORNIA

Site #	Location/Community	Level, dBA				Estimated
		L_D	L_N	L_{min} (Source)	L_{max} (Source)	L_{dn}
1	Milton Rd @ Sonora Rd - Eugene	38	27	21 (powerlines)	81 (motorcycle)	38 dB
2	Woodward Res. Reg. Park	38	26	24 (pump)	50 (aircraft)	37 dB
3	Valley Home School	52	34	29 (fans)	66 (motorcycle)	50 dB
4	Knights Ferry Methodist Church	46	45	40 (construction)	59 (traffic)	52 dB
5*	Rancheria Rd - East of Oakdale	45	40	28 (unknown)	77 (aircraft)	48 dB
6	Del Rio Country Club	53	38	37 (sprinklers)	64 (traffic)	52 dB
7	Warnerville	42	24	22 (unknown)	60 (traffic)	40 dB
8*	Anderson Care Center - Salida**	50	49	35 (traffic)	69 (chainsaw)	52 dB
9	Paradise School	47	40	38 (traffic)	59 (traffic)	48 dB
10*	23 "G" St. - Empire	58	52	37 (traffic)	91 (train horn)	60 dB
11	Hickman Community Church	48	36	35 (traffic)	67 (traffic)	47 dB
12	Diamond Pt. - Modesto Reservoir	38	39	30 (wind)	56 (shotgun)	45 dB
13	Campground - Turlock Lk. SRA	42	40	39 (water)	50 (birds)	47 dB
14	Historical Area - La Grange	39	31	28 (water)	49 (traffic)	40 dB
15*	Minnie @ Wilson - Grayson**	43	43	21 (unknown)	78 (traffic)	45 dB

TABLE I (Continued)

Site #	Location/Community	Level, dBA L_D	L_N	L_{min} (Source)	L_{max} (Source)	Estimated L_{dn}
16	Kern @ "B" St. - Westley	49	37	32 (traffic)	69 (traffic)	48 dB
17*	Lathrop @ Ave "A" - Westport	50	45	33 (traffic)	76 (traffic)	53 dB
18	Hatch Park - Keyes	50	52	33 (traffic)	66 (traffic)	58 dB
19	Gratton School	55	31	30 (fans)	71 (aircraft)	53 dB
20	Elm @ Fresno - Denair	54	36	31 (traffic)	71 (aircraft)	52 dB
21	Frank Raines County Park	33	28	28 (wind)	41 (birds)	36 dB
22	Las Palmas Fishing Access	53	50	49 (water)	58 (aircraft)	57 dB
23	Mt. View School	62	41	38 (fans)	77 (traffic)	60 dB
24	Bonita Ave - Crows Landing	47	38	30 (traffic)	60 (traffic)	47 dB

L_D = Mean L_{eq} based upon 15-minute samples or continuous monitoring between 7:00 a.m. and 10:00 p.m.
L_N = Mean L_{eq} based upon 15-minute samples or continuous monitoring between 10:00 p.m. and 7:00 a.m.

* Continuous monitoring conducted for a minimum of 24 hours.
** Noise levels higher than normal at night due to rain (water on streets).
Estimated L_{dn} values were adjusted accordingly.

Source: Brown-Buntin Associates, Inc.

GOALS, POLICIES AND IMPLEMENTATION MEASURES

GOAL ONE

Protect the economic base of the County by preventing the encroachment of incompatible land uses near known noise producing industries, railroads, airports and other sources.

POLICY ONE

It is the policy of Stanislaus County to utilize the noise exposure information contained within the General Plan to identify existing and potential noise conflicts through the Land Use Planning and Project Review processes.

IMPLEMENTATION MEASURE

1. Areas within Stanislaus County shall be designated as noise-impacted if exposed to existing or projected future noise levels exterior to buildings exceeding the standards in Figure 3 or the performance standards described by Table II. Maps showing existing and projected future noise exposures exceeding 60 dB L_{dn} or CNEL for the major noise sources depicted in Figure 1 are included in Appendix C of the Technical Reference Document.
   Responsible Departments: Environmental Resources, Planning Department, Planning Commission, Board of Supervisors

GOAL TWO

Protect the citizens of Stanislaus County from the harmful effects of exposure to excessive noise.

POLICY TWO

It is the policy of Stanislaus County to develop and implement effective measures to abate and avoid excessive noise exposure in the unincorporated areas of the County by requiring that effective noise mitigation measures be incorporated into the design of new noise generating and new noise-sensitive land users.

IMPLEMENTATION MEASURES

1. New development of other noise-sensitive land uses will not be permitted in noise-impacted areas unless effective mitigation measures are incorporated into the project design to reduce noise levels to the following levels:

   a. For noise due to sources which are preempted from local control such as traffic on public roadways, railroads and airports, 60 dB L_{dn} (or CNEL) or less in outdoor activity areas and 45 dB L_{dn} (or CNEL) or less within interior living spaces or other noise-sensitive interior spaces. Where it is not possible to reduce exterior noise due to these sources to 60 dB L_{dn} (or CNEL) or less using a practical application of the best available noise-reduction technology, an exterior noise level of up to 65 dB L_{dn} (or CNEL) will be allowed. Under no circumstances will interior noise levels be allowed to exceed 45 dB L_{dn} (or CNEL) with the windows and doors closed.

   b. For noise due to sources which are not preempted from local control such as local industries or other stationary noise sources, 60 dB L_{dn} or (CNEL) or less within interior living spaces or other noise sensitive interior spaces and the performance standards contained within Table II.

   Responsible Departments: Environmental Resources, Planning Department, Building Inspections, Planning Commission, Board of Supervisors

2. New development of industrial, commercial or other noise generating land uses will not be permitted if resulting noise levels will exceed 60 dB L_{dn} (or CNEL) in noise-sensitive areas. Additionally, the development of new noise-generating land uses which are not preempted from local noise regulation will not be permitted if resulting noise levels will exceed the performance standards contained within Table II in areas containing residential or other noise-sensitive land uses.
   Responsible Departments: Environmental Resources, Planning Department, Planning Commission, Board of Supervisors

TABLE II

NOISE LEVEL PERFORMANCE STANDARDS

Category	Cumulative number of minutes in any one-hour time period	Exterior Noise Level Standards: Daytime 7 a.m. to 10 p.m.	Exterior Noise Level Standards: Nighttime 10 p.m. to 7 a.m.
1	30	50	45
2	15	55	50
3	5	60	55
4	1	65	60
5	0	70	65

Each of the noise level standards specified in Table II shall be reduced by five (5) dBA for pure tone noises, noise consisting primarily of speech or music, or for recurring impulsive noises. The standards in Table II should be applied at a residential or other noise-sensitive land use and not on the property of a noise-generating land use.

MAXIMUM ALLOWABLE NOISE EXPOSURE - STATIONARY NOISE SOURCES[1]

	Daytime 7: a.m. to 10 p.m.	Nighttime 10 p.m. to 7 a.m.
Hourly L_{eq}, dB	50	45
Maximum level, dB	70	65

[1]As determined at the property line of the receiving land use. When determining the effectiveness of noise mitigation measures, the standards may be applied on the receptor side of noise barriers or other property line noise mitigation measures.

3. Prior to the approval of a proposed development of noise-sensitive land uses in a noise-impacted area, or the development an industrial, commercial or other noise generating land use in an area containing noise-sensitive land uses, an acoustical analysis shall be required. An exception to this, at the option of the County reviewing agency, will be in the case of a proposed development of residential or other noise-sensitive land uses not subject to the requirements of California Administrative Code Title 24, where the proposed use is to be located adjacent to a traffic noise source, and the existing or future noise exposure is 60-65 dB L_{dn} (or CNEL). In this case, a noise barrier with an effective height of seven (7) feet may be required in lieu of an acoustical analysis provided the project and adjacent roadway are at the same grade and outdoor activity areas (patios, desks, etc.) are located at the first floor level or on the opposite side of the structure from the noise source. Where required, an acoustical analysis shall:

   a. Be the responsibility of the applicant.

   b. Be prepared by a qualified acoustical consultant experienced in the fields of environmental noise assessment and architectural acoustics.

   c. Include representative noise level measurements with sufficient sampling periods and locations to adequately describe local conditions.

   d. Include estimated noise levels in terms of L_{dn} (or CNEL) and the standards of Table II (if applicable) for existing and projected future (10-20 years hence) conditions, with a comparison made to the adopted polices of the Noise Element.

   e. Include recommendations for appropriate mitigation to achieve compliance with the adopted policies and standards of the Noise Element.

   f. Include estimates of noise exposure after the prescribed mitigation measures have been implemented. If compliance with the adopted standards and policies of the Noise Element will not be achieved, a rationale for acceptance of the project must be provided.

   Responsible Departments: Planning Department, Environmental Resources, Planning Commission, Board of Supervisors

4. Projects which through the CEQA review process require an acoustical analysis shall include a monitoring program to specifically implement the recommended mitigation to noise impacts associated with the project.
   Responsible Departments: Planning Department, Environmental Resources, Planning Commission, Board of Supervisors

5. Noise level criteria applied to land uses other than noise sensitive uses shall be consistent with the recommendations of the California Office of Noise Control (Figure 3).
   Responsible Department: Planning Department, Environmental Resources, Planning Commission, Board of Supervisors

6. Stanislaus County shall enforce the State Noise Insulation Standards (California Administrative Code, Title 24) and Chapter 35 of the Uniform Building Code concerning the construction of new multiple-occupancy dwellings such as hotels, apartments, and

condominiums in areas where the existing or projected future noise environment exceeds 60 dB L_{dn} or CNEL.
Responsible Department: Building Inspection

7. Replacement of noise-sensitive land uses located in noise-impacted areas which are destroyed in a disaster shall not be considered in conflict with this element if replacement occurs within one year.
Responsible Departments: Building Inspections, Planning Department, Environmental Resources.

POLICY THREE

It is the objective of Stanislaus County to protect areas of the County where noise-sensitive land uses are located and where the present noise environment is acceptable.

IMPLEMENTATION MEASURES

1. In conjunction with or subsequent to a comprehensive update of the Noise Element, the County shall consider writing a community noise control ordinance based on the noise exposure information included in the research for the Noise Element. The "Model Community Noise Control Ordinance" prepared by the State Office of Noise Control should be considered for a guideline.
Responsible Departments: Environmental Resources, Planning Department, Planning Commission, Board of Supervisors

2. New equipment and vehicles purchased by Stanislaus County shall comply with noise level performance standards of the industry and be kept in proper working order to reduce noise impacts.
Responsible Department: County Executive Office

3. Stanislaus County should encourage the California Highway Patrol to actively enforce existing sections of the California Vehicle Code relating to adequate vehicle mufflers and modified exhaust systems.
Responsible Department: Board of Supervisors

POLICY FOUR

It is the objective of Stanislaus County to ensure that the Noise Element is consistent with and does not conflict with other elements of the Stanislaus County General Plan.

IMPLEMENTATION MEASURES

1. The Noise Element shall be reviewed and updated as soon as sufficient funding becomes available for the project.
Responsible Departments: Planning Department, Department of Environmental Resources, Planning Commission, Board of Supervisors

2. The Land Use and Circulation Elements of the General Plan shall be continually reviewed to ensure consistency with the findings and policies of the Noise Element as they relate to the prevention of future noise conflicts.
Responsible Department: Planning Department

Chapter 5

SAFETY ELEMENT

INTRODUCTION

Stanislaus County is susceptible to nearly every type of safety hazard in existence with the exception of tidal waves and major hazardous waste disposal sites. Information on the various types of safety hazards is provided in Chapter 5 of the "Stanislaus County General Plan - Support Documentation" and summarized herein.

Seismic and Geological Hazard. Several known faults exist within Stanislaus County. They are located in the extreme eastern part of the County and in the Diablo Range west of I-5. These faults could cause ground shaking of an intensity approaching "X" (ten) on the Modified Mercalli Scale, which would result in very serious damage to most structures. The existence of unreinforced masonry buildings could cause severe loss of life and economic dislocation in an earthquake.

The area west of I-5 (Diablo Range) is noted for unstable geologic formations that are susceptible to landslide. A portion of the southern part of this area includes the Ortigalita Fault, part of which is designated as an Alquist-Priolo Earthquake Fault Zone. This prohibits most construction without a geologic study.

One of the hazards associated with seismic activity that has a major potential for destruction and loss of life is dam failure. Entire cities could be under 10 feet of water or more within a few hours of failure.

Flood Hazards. The major flooding in Stanislaus County occurs along the San Joaquin River and isolated stretches of the Tuolumne River. Creeks such as Salado, Sand, and Orestimba also experience flooding. Portions of the Stanislaus River still flood to the extent that there can be crop damage, but the Corps of Engineers has purchased flowage easements so that they have the "right" to flood this area.

Fire Hazards. Urban fires are generally man-caused fires that can be mitigated through proper building code requirements, fire flow minimums and zoning or subdivision ordinance requirements. Wildland fires are generally limited to the foothills on either side of the County. Although there is less of a hazard to structures and people, controlling such fires is more difficult because of their inaccessibility.

Hazardous Materials. The use, transportation and disposal of hazardous materials is becoming an issue of increasing concern. State laws were passed in 1985 that require users of hazardous materials to disclose the type and location of such materials so that emergency response teams can be prepared for potential disasters. Routes are being specified to limit transportation of hazardous material such as nuclear waste.

Other Safety Hazards. Airports located in urban areas or areas with dwellings in the approach or take-off pattern may cause safety problems for both the airplanes and occupants on the ground. Large antennas in the agricultural area may be hazardous to crop dusters if not properly located.

Streets and roads in terms of width, location and level of maintenance are important to safe travel of the public and for emergency vehicle (sheriff, fire, ambulance) access.

Unprotected canals in urban areas and lack of, or insufficient, street lighting are safety problems. Dust and dirt moved as a result of erosion can also cause safety problems, as can the uncovered transportation of sand and gravel material.

GOALS, POLICIES AND IMPLEMENTATION MEASURES

GOAL ONE

Prevent loss of life and reduce property damage
as a result of natural disasters.

(Comment: Stanislaus County is prone to a variety of natural disasters. With several rivers traversing the County, flooding is a concern. Although there are no major faults in the valley portion of Stanislaus County, some faults do exist in the foothills on the eastern and western edges of the County. Earthquakes could occur that would cause severe damage in portions of the County.)

POLICY ONE

The County will adopt (and implement as necessary) plans to minimize the impacts of a natural disaster.

IMPLEMENTATION MEASURES

1. The County Office of Emergency Services will continue to work with other jurisdictions to develop evacuation routes to be used in case of a disaster, including dam failure. Evacuation routes will serve all of the jurisdictions in the County; therefore plans for evacuation routes must be coordinated with these cities.
   Responsible Department: Emergency Services

2. The County will follow the policies included in the adopted emergency plan. New development shall not conflict with policies included in that document.
   Responsible Department: Emergency Services

3. The County will make information available to landowners in areas subject to flooding to help them form a flood control district.
   Responsible Department: Public Works

4. Development, except that which is consistent with the County General Plan at the time the Patterson Agreement is executed, in the area known as the Sperry Avenue Corridor, shall be required to participate in the solution of the Salado Creek flooding problem.
   Responsible Departments: Planning Department, Planning Commission, Board of Supervisors

5. In the event of a major wildfire threatening the towns of Knight's Ferry or La Grange, the Sheriff, Emergency Services and Fire Safety Departments may mandate and coordinate evacuation of those towns.
   Responsible Departments: Sheriff, Fire Safety, Emergency Services

POLICY TWO

Development should not be allowed in areas that are within the designated floodway.

(Comment: The Federal Emergency Management Agency (FEMA) has developed floodway maps which identify areas prone to flooding.)

IMPLEMENTATION MEASURES

1. Development within the 100-year flood boundary shall meet the requirements of Chapter 16.40 (Flood Damage Protection) of the County Code and within the designated floodway shall obtain Reclamation Board approval.
   Responsible Departments: Public Works, Planning Commission, Board of Supervisors

2. The County shall utilize the California Environmental Quality Act (CEQA) process to ensure that development does not occur that would be especially susceptible to flooding. Most discretionary projects require review for compliance with CEQA. As part of this review, potential impacts must be identified and mitigated.
   Responsible Departments: Planning Department, Public Works, Planning Commission, Board of Supervisors

POLICY THREE

Development should not be allowed in areas that are particularly susceptible to seismic hazard.

IMPLEMENTATION MEASURES

1. The County shall enforce the Alquist-Priolo Earthquake Fault Zoning Act.
   Responsible Departments: Building Inspections, Planning Department, Planning Commission, Board of Supervisors

2. Development in areas of geologic hazard shall be considered for approval only where the development includes an acceptable evacuation route.
   Responsible Departments: Sheriff, Fire Safety, Emergency Services, Public Works, Planning Department, Planning Commission, Board of Supervisors

3. Development proposals adjacent to reservoirs shall include evaluations of the potential impacts from a seismically induced seiche.
   Responsible Departments: Planning Department, Parks and Recreation, Planning Commission, Board of Supervisors

4. The routes of new public roads in areas subject to significant seismic hazard shall be designed to minimize seismic risk.
   Responsible Departments: Public Works, Planning Commission, Board of Supervisors

5. Where it is found that right-of-way widths greater than those specified in the Circulation Element are necessary to provide added safety in geologically unstable

areas, additional width shall be required.
Responsible Departments: Public Works, Planning Department, Planning Commission, Board of Supervisors

POLICY FOUR

Development west of I-5 in areas susceptible to landslides (as identified in this element) shall be permitted only when a geological report is presented with (a) documented evidence that no such potential exists on the site, or (b) identifying the extent of the problem and the mitigation measures necessary to correct the identified problem.

IMPLEMENTATION MEASURES

1. The County shall utilize the California Environmental Quality Act (CEQA) process to ensure that development does not occur that would be especially susceptible to landslide. Most discretionary projects require review for compliance with CEQA. As part of this review, potential impacts must be identified and mitigated or a statement of overriding concerns adopted.
   Responsible Departments: Planning Department, Planning Commission, Board of Supervisors

2. Development west of I-5 shall include a geological report unless the Chief Building Official and Planning Director are satisfied that no need for the study is present.
   Responsible Departments: Planning Department, Building Inspections

3. The routes of new public roads in areas subject to landslides shall be designed to minimize landslide risks.
   Responsible Departments: Public Works, Planning Commission, Board of Supervisors

POLICY FIVE

Stanislaus County shall support efforts to identify and rehabilitate structures that are not earthquake resistant.

IMPLEMENTATION MEASURE

1. The County shall take advantage of programs that would provide funds to identify and rehabilitate structures that do not currently meet building standard minimums for earthquake resistance.
   Responsible Department: Building Inspections

GOAL TWO

Minimize the effects of hazardous conditions that might cause loss of life and property.

POLICY SIX

All new development shall be designed to reduce safety and health hazards.

IMPLEMENTATION MEASURES

1. Review development proposals and require redesign when necessary to ensure that buildings are designed and sited to minimize crime and assure adequate access for emergency vehicles.
   Responsible Departments: Sheriff, Fire Safety

2. Fencing shall be required between canals and new urban development when recommended by an irrigation district.
   Responsible Departments: Planning Department, Planning Commission, Board of Supervisors

3. Development standards shall be imposed to provide street lighting, storm drainage, setbacks, fire walls.
   Responsible Departments: Public Works, Planning Department, Fire Safety, Planning Commission, Board of Supervisors

4. All building permits shall be reviewed to ensure compliance with the Uniform Building Code.
   Responsible Departments: Building Inspections

POLICY SEVEN

Adequate fire and sheriff protection shall be provided.

IMPLEMENTATION MEASURES

1. The County shall continue to implement the funding strategies identified under Policy Twenty-Two of the Land Use Element.
   Responsible Departments: Building Inspection, Board of Supervisors

2. All discretionary projects in the County shall be referred to the Fire Safety Department and to the appropriate fire district for comment. The comments of these agencies will be used to condition or recommend modifications of the project as it relates to fire safety and rescue issues.
   Responsible Departments: Planning Department, Fire Safety

3. The County Fire Safety Department shall work with the California Department of Forestry and Fire Protection and with local fire districts to minimize the danger from wildfire.
Responsible Department: Fire Safety

4. Discretionary projects outside of fire districts shall be considered for approval only when they are found to include adequate fire protection.
Responsible Departments: Fire Safety, Planning Department, Planning Commission, Board of Supervisors

5. New development, other than agricultural, shall have adequate water to meet the fire flow standards established in Appendix 5-A.
Responsible Departments: Fire Safety, Planning Department, Planning Commission, Board of Supervisors

6. All discretionary projects shall be referred to the Sheriff's Department for comment. Comments from the Sheriff will be used to either condition or modify the project.
Responsible Departments: Sheriff, Planning Department, Planning Commission, Board of Supervisors

7. All building permits and discretionary projects within the State Responsibility Areas, as identified by the California Department of Forestry and Fire Protection, shall meet the minimum development standards included in Article 1-5, Subchapter 2 SRA Fire Safe Regulations, Chapter 7 - Fire Protection, Division 1.5 - Department of Forestry, Title 14 - Natural Resources, or more stringent specific standards as may be adopted by the Board of Supervisors for this County.
Responsible Departments: Building Inspection, Public Works, Planning Department, Fire Safety, Planning Commission, Board of Supervisors

8. All discretionary projects shall be referred to the Regional Emergency Medical Services Office for comments related to ambulance service.
Responsible Departments: Planning Department, Planning Commission, Board of Supervisors

POLICY EIGHT

Roads shall be maintained for the safety of travelers.

IMPLEMENTATION MEASURES

1. New urban development shall provide street lighting, storm drainage, setbacks, fire walls, and other safety features as the specific case may require.
Responsible Departments: Public Works, Fire Safety, Planning Commission, Board of Supervisors

2. New development shall conform to the standards in the County Specifications and Improvement Standards for maintenance and improvement of roads.
Responsible Departments: Public Works, Planning Commission, Board of Supervisors

3. The Sheriff's Department shall enforce California Vehicle Code Section 23114 related to material falling from overloaded trucks carrying sand, gravel and other materials.
Responsible Department: Sheriff's Department

4. Private access roads in the State Responsibility Areas, as designated by the California Department of Forestry and Fire Protection, shall be designed to meet state-mandated standards for such roads.
Responsible Departments: Fire Safety, Planning Department, Planning Commission, Board of Supervisors

5. Private access roads in agricultural parcel maps should not include "dead ends" longer than one mile.
Responsible Departments: Planning Department, Planning Commission, Board of Supervisors

POLICY NINE

The County shall support the formation of improvement districts (including flood control districts) to eliminate safety hazards.

IMPLEMENTATION MEASURES

1. Fire Districts, Sheriff's Department, etc. should be encouraged to request that the Board of Supervisors impose development fees to help support their services. Such requests shall be accompanied by supporting documentation.
Responsible Departments: Fire Safety, Sheriff, County Executive Office, Board of Supervisors

2. The County will work with the Fire Safety Department, the State Department of Forestry and Fire Protection and local fire districts to ensure that adequate fire suppression measures are provided in areas without access to a public water system. These measures may include restrictions on building materials as well as the provision of adequate access and appropriate facilities for suppressing a fire.
Responsible Departments: Fire Safety, Building Inspections, Board of Supervisors

POLICY TEN

The County shall limit the siting of air strips.

IMPLEMENTATION MEASURE

1. The County policy regarding the siting of air strips shall be enforced. (See Appendix 5-B)
Responsible Departments: Planning Department, Planning Commission, Board of Supervisors

POLICY ELEVEN

Restrict large communications antennas within the agricultural area with respect to maximum height, markings (lights) and location to provide maximum safety levels.

IMPLEMENTATION MEASURES

1. An amendment to the A-2 (General Agriculture) zoning districts will be processed by June 30, 1995 to require that, before communication towers are approved, a finding must be made that measures have been taken to minimize the effect of the tower on crop dusting activities. (On September 19, 1995, the Board of Supervisors approved an amendment to the zoning ordinance establishing siting standards for communication towers in all zoning districts.)
   Responsible Departments: Planning Department, Planning Commission, Board of Supervisors

2. Use permit applications for communication towers in the A-2 (General Agriculture) zone district shall be referred to the crop dusting companies which typically service the area of the proposed tower for notice and comment.
   Responsible Department: Planning Department

POLICY TWELVE

The Airport Land Use Commission Plan and County Airport Regulations (Chapter 17 of the County Code) shall be updated as necessary, maintained and enforced.

IMPLEMENTATION MEASURES

1. Development within areas protected by the Airport Land Use Commission Plan shall only be approved if they meet the requirements of the Plan.
   Responsible Departments: Planning, Airport Land Use Commission, Planning Commission, Board of Supervisors

2. The Airport Land Use Plan shall be updated to conform to current state law when funds are budgeted for the project.
   Responsible Departments: Planning Department, Airport Land Use Planning Commission

3. All amendments to a land use designation, zoning district, or zoning regulation affecting land within the Airport Land Use Plan boundary shall be referred to the Airport Land Use Commission for comment. If that commission recommends denial, the Board of Supervisors may overrule that recommendation only by a two-thirds majority vote.
   Responsible Departments: Planning Department, Airport Land Use Commission, Board of Supervisors

4. The height and exterior materials of new structures in the Airport Zone of the Modesto, Oakdale, Patterson or Turlock airports as defined in the Stanislaus County Airport Regulations, shall be reviewed to determine whether they conform to those regulations.
   Responsible Departments: Planning Department, Board of Supervisors

POLICY THIRTEEN

The Department of Environmental Resources shall continue to coordinate efforts to identify locations of hazardous materials and prepare and implement plans for management of spilled hazardous materials as required.

IMPLEMENTATION MEASURES

1. The County will continue to provide planning efforts to locate and minimize the effects of hazardous materials through the County's adopted emergency plan.
   Responsible Department: Environmental Resources

2. The County has prepared a Hazardous Waste Management Plan which is the guideline for managing hazardous waste in this County. The goals, objectives, conclusions, recommendations and implementation measures of that plan are hereby incorporated as a part of the Safety Element, along with any modifications which may result from state review of the Hazardous Waste Management Plan.
   Responsible Departments: Board of Supervisors, Environmental Resources

3. The Area Plan for Emergency Response to Hazardous Substance Release, required by the California Health and Safety Code, will be incorporated as part of the Safety Element when that plan is adopted.
   Responsible Departments: Environmental Resources, Fire Safety, Sheriff, Emergency Services

POLICY FOURTEEN

The County will continue to enforce state-mandated structural Health and Safety Codes, including but not limited to the Uniform Building Code, the Uniform Housing Code, the Uniform Fire Code, the Uniform Plumbing Code, the National Electric Code, and Title 24.

(Comment: The Uniform Building Code includes provisions for safe construction under the most current standards. The Uniform Housing Code provides for upgrading of existing dwellings to eliminate health and safety problems without requiring upgrading of non-hazardous conditions.)

IMPLEMENTATION MEASURES

1. All building permits shall be reviewed to ensure compliance with the Uniform Building Code.
   Responsible Department: Building Inspections

2. All complaints of substandard dwellings shall be acted upon to ensure compliance with the Uniform Housing Code.
   Responsible Departments: Building Inspections, Environmental Resources

3. The Uniform Fire Code shall be followed in inspections and maintenance of structures regulated under that code.
   Responsible Department: Fire Safety

POLICY FIFTEEN

The County will support the Federal Emergency Management Agency (FEMA) Flood Insurance Program so that residents who qualify may purchase such protection.

(Comment: If Stanislaus County adopts a flood hazard reduction ordinance that meets FEMA standards, property owners whose property is located within certain areas identified by FEMA as flood hazard areas may purchase insurance against flood damage. Chapter 16.40 of the Stanislaus County Code meets the FEMA standards.)

IMPLEMENTATION MEASURE

1. Stanislaus County will maintain and enforce Chapter 16.40 (Flood Damage Protection) of the County Code to meet FEMA standards.
   Responsible Departments: Public Works, Board of Supervisors

APPENDIX 5-A

FIRE FLOW STANDARDS

New or Existing Water Systems

New development shall not be permitted to diminish the fire flow of an existing water system below the following minimum standards:

1.	Lot density of three or more single-family residential units per acre.	1,000 gpm
2.	Duplex residential units, neighborhood business of one story.	1,500 gpm
3.	Multiple residential, one and two stories; light commercial or light industrial.	2,000 gpm
4.	Multiple residential, three stories or higher; heavy commercial or heavy industrial.	2,500 gpm

New water systems also must meet the minimum fire flow standards established above.

Exception: With the installation of an approved, supervised, automatic sprinkler system in accordance with the National Fire Protection Association Pamphlet #13, throughout the building,a 50% reduction may be granted. In no case shall there be less than 500 gpm provided on site.

No Existing Water System

Where there is no established water system, in the rural areas of Stanislaus County, the following guidelines shall apply:

The installation of reservoirs, pressure tanks, elevator tanks, or other fixed systems capable of supplying the required fire flow and/or static source shall be in accordance with the National Fire Protection Association Pamphlet #1231, Water Supplies for Rural and Suburban Fire Fighting.

Source: Stanislaus County Fire Warden's Office

APPENDIX 5-B

AIRPORT SITING STANDARDS

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
STATE OF CALIFORNIA

Date: March 6, 1984 **No.** 84-367

On motion of Supervisor Blom, **Seconded by Supervisor** Simon,
and approved by the following vote,
Ayes: Supervisors: Blom, Simon, Cannella and Chairman Starn
Noes: Supervisors: None
Excused or Absent: Supervisors: Terry
Abstaining: Supervisor: None

D-2

THE FOLLOWING RESOLUTION WAS ADOPTED:

IN RE: ESTABLISHING POLICIES FOR THE SITING OF NEW AIRPORTS, AGRICULTURAL SERVICE AIRPORTS AND TEMPORARY AGRICULTURAL SERVICE AIRPORTS

WHEREAS, after receiving a report concerning private airports in Stanislaus County, this Board referred the matter to the Planning Commission for study and possible recommendations; and

WHEREAS, the Commission held a public hearing to gain input from private airport owners, pilots, cropdusters and other interested parties; and

WHEREAS, after much discussion, the Planning Commission recommends that this Board adopt the "Establishing Policies for the Siting of New Airports, Agricultural Service Airports and Temporary Agricultural Service Airports" as submitted,

NOW, THEREFORE, BE IT RESOLVED that this Board of Supervisors does hereby adopt the "Establishing Policies for the Siting of New Airports, Agricultural Service Airports and Temporary Agriclutural Service Airports" to wit:

ATTEST: BETH MEYERSON-MARTINEZ, Clerk
Stanislaus County Board of Supervisors,
State of California,

Rochelle A. Tilton

By: Rochelle A. Tilton, Assistant Clerk

File No. S-18-CC-27

ESTABLISHING POLICIES FOR THE SITING OF NEW AIRPORTS, AGRICULTURAL SERVICE AIRPORTS, AND TEMPORARY AGRICULTURAL SERVICE AIRPORTS

WHEREAS, it is the duty of the Stanislaus County Board of Supervisors to promote and protect the health, safety, comfort, convenience and general welfare of the residents of Stanislaus County; and

WHEREAS, private airstrips, private airports, crop duster landing strips and heliports are presently permitted upon approval of a use permit in A-2 (Exclusive Agriculture) and certain R-A (Rural Residential) zones; and

WHEREAS, the Board of Supervisors recognizes the fact that airports, agricultural service airports and temporary agricultural service airports are necessary for the economy and convenience of the people of Stanislaus County; and

WHEREAS, careful consideration must be given to the siting, layout and design of any new airport, agricultural service airport or temporary agricultural service airport in these areas to protect the health, safety, comfort, and general welfare of the residents of Stanislaus County,

NOW, THEREFORE, BE IT RESOLVED that the following policies shall be utilized as guidelines by Stanislaus County when considering an application for a use permit or staff approval application to locate any new airport or temporary agricultural service airport or expand any existing airport or temporary agricultural service airport.

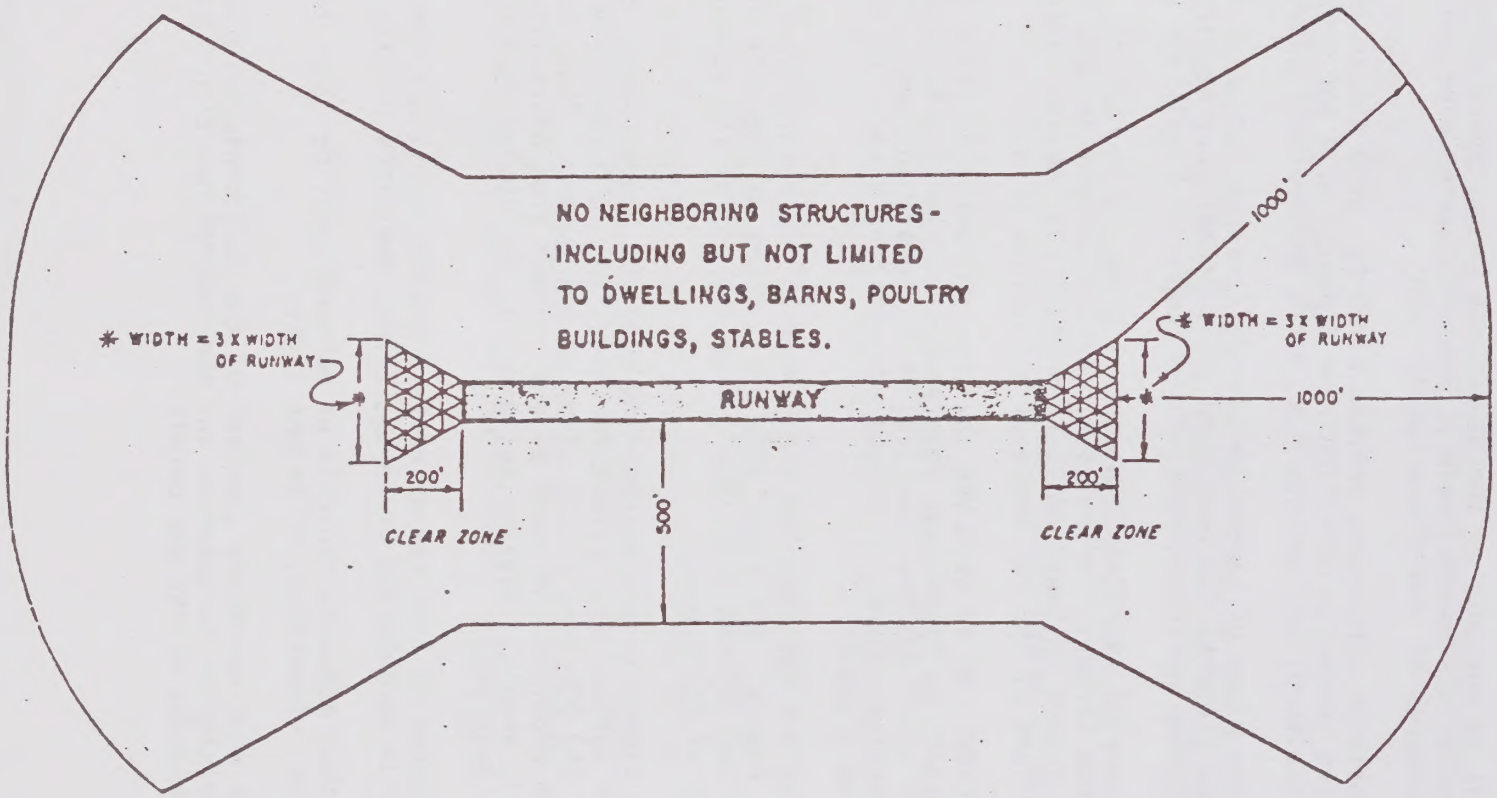
1. Provide a clear zone for a distance of two-hundred feet (200') from the end of the runway. The clear zone shall start at the ends of the runway and at a point two-hundred feet (200') from the end of the runway be three (3) times the width of the runway.

2. Be no closer to any neighboring dwelling, barn, shop, poultry building, or similar agricultural structure than: (a) 1000 feet from the ends of the runway, or (b) 500 feet to the sides of the runway. This shall not be construed so as to prohibit the owner of any airport from having their own dwelling(s), barn(s), shop(s), poultry building(s), or similar agricultural structure(s) within this area.

3. Be located so that air or surface traffic shall not constitute a nuisance or danger to neighboring property, farms, dwellings or structures.

4. Show that adequate controls or measures will be taken to prevent offensive dust, noise, vibrations, or bright lights.

5. Obtain when necessary approval of the California Department of Transportation, Division of Aeronautics and the Federal Aviation Administration prior to the issuance of the use permit.


NO NEIGHBORING STRUCTURES - INCLUDING BUT NOT LIMITED TO DWELLINGS, BARNS, POULTRY BUILDINGS, STABLES.
* WIDTH = 3 X WIDTH OF RUNWAY
RUNWAY
200'
CLEAR ZONE
500'
1000'
* WIDTH = 3 X WIDTH OF RUNWAY
1000'
200'
CLEAR ZONE

GLOSSARY

Aquifer -
Any underground formation that stores, transmits, and yields water to wells and springs.

City limits -
The incorporated extent of a municipality indicated by a definite boundary.

Conservation -
The management of natural resources to prevent waste, destruction, or neglect.

Endemic plants -
Plants that are restricted to a particular locality or habitat.

Erosion -
The process by which soil and rock are detached and moved by running water, wind and gravity.

Fault -
A fracture in the earth's crust forming a boundary between rock masses that have shifted.

Fault, active -
A fault that has moved recently and which is likely to move again. For planning purposes, "active fault" is usually defined as one that shows movement within the last 11,000 years and can be expected to move within the next 100 years.

Fault, inactive -
A fault which shows no evidence of movement in recent geologic time and no potential for movement in the relatively near future.

Fault, potentially active -
(1) A fault that last moved within the Quaternary Period before the Holocene Epoch (the last 2,000,000 to 11,000 years); (2) A fault which, because it is judged to be capable of ground rupture or shaking, poses an unacceptable risk for a proposed structure.

Fauna -
Animals or animal life characteristic of a particular locality.

Flood Plain -
A lowland or relatively flat area adjoining inland or coastal waters that is subject to a one-percent or greater chance of flooding in any given year (i.e., 100-year flood).

Flora -
The plant life of an area or habitat; the plants or plant life characteristic of or adaptive to a particular area.

Habitat -
The natural environment of a plant or animal.

Hazardous materials -
An injurious substance, including pesticides, herbicides, toxic chemicals, liquified natural gas, explosives, volatile chemicals, and nuclear fuels.

Historic resources -
Includes, but is not limited to any object, building, structure, site, area or place which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military or cultural annals of California. (Public Resources Code Section 5020.1)

Infrastructure -
The physical systems and services which support development and people, such as streets and highways, transit services, airports, water and sewer systems, and the like.

Less Productive Agricultural Areas -
Agricultural lands outside LAFCO-approved spheres of influence and not considered to be "Most Productive Agricultural Areas."

Minerals -
Inorganic substances such as gold, iron, and nickel, and compounds formed from such organic substances as natural gas, petroleum, coal, and peat.

Most Productive Agricultural Areas -
Agricultural areas that should be preserved for long-term agricultural use. Until identified on a countywide basis, "Most Productive Agricultural Areas" will be identified on a case-by-case basis when a proposal is made for the conversion of agricultural land. Factors to be considered include but are not limited to soil types and potential for agricultural production; the availabiity of irrigation water; ownership and parcelization patterns; uniqueness and flexibility of use; the existence of Williamson Act contracts; existing uses and their contributions to the agricultural sector of the local economy. As an example, some grazing lands, dairy regions and poultry-producing areas as well as farmlands can be considered "Most Productive Agricultural Areas." Failure to farm specific parcels will not eliminate them from being considered "Most Productive Agricultural Areas." Areas considered to be "Most Productive Agricultural Areas" will not include any land within LAFCO-approved spheres of influence of cities or community services districts and sanitary districts serving unincorporated communities. Agricultural lands outside these boundaries and not considered to be "Most Productive Agricultural Areas" will be considered "Less Productive Agricultural Areas." (See Policies 2.4 and 2.5, Implementation Measure B of the Agricultural Element.)

Natural community -
All contiguous habitat as defined by physical and biological features.

Natural resource -
Those forms of wealth supplied by nature, such as minerals, water, plants, animals, soils, forests, etc.

Non-renewable natural resources -
Inanimate resources that do not increase significantly with time and whose use diminishes the total stock (e.g., minerals and fossil fuels).

Open-space land -
Any parcel or area of land or water which is essentially unimproved and devoted to open-space uses, which include the preservation of natural resources (plant and animal life and habitats; agricultural land, forests, and rangeland; groundwater basins; water bodies; and recreational areas) and areas susceptible to hazards including fire, flooding, earthquakes, landslides and poor-quality water. (Defined by Government Code Section 65560.)

Prime agricultural land -
(1) All land which qualifies for rating as Class I or Class II in the Soil Conservation Service Land Use capability classifications;
(2) land which qualifies for rating 80 through 100 in the Storie Index Rating;
(3) land which supports livestock used for the production of food and fiber and which has an annual carrying capacity equivalent to at least one animal unit per acre as defined by the U. S. Department of Agriculture;
(4) land planted with fruit- or nut-bearing trees, vines, bushes, or crops which have a non-bearing period of less than 5 years and which will normally return during the commercial bearing period on an annual basis from the production of unprocessed agricultural plant production not less than $200 per acre; and
(5) land which has returned from the production of unprocessed agricultural plan products an annual gross value of not less than $200 per acre for three of the previous 5 years. (Government Code Section 51201c)

Recreational trails -
Public areas that include pedestrian trails, bikeways, equestrian trails, boating routes and areas suitable for use by physically handicapped people, trails and areas for off-highway recreational vehicles and cross-country hiking trails.

Redevelopment -
The renovation, revival, or rebuilding of a blighted urban area as authorized under Section 33000 et. seq. of the California Health and Safety Code.

Renewable natural resources -
Resources that can be replaced by natural ecological cycles or sound management practices (e.g., forests and plants).

Riparian habitat -
The land and plants bordering a watercourse or lake.

Seiche -
An earthquake-induced wave in a lake, reservoir, or harbor.

Sphere of Influence -
A plan for the probable ultimate physical boundaries and service area of a local agency. (Government Code Section 55425)

Storie Index -
A numerical system (0-100) rating the degree to which a particular soil can grow plants or produce crops, based on four factors, including soil profile, surface texture, slope and soil limitations.

Subsidence -
The gradual, local settling or sinking of the earth's surface with little or not horizontal motion. (Subsidence is usually the result of gas, oil, or water extraction, hydrocompaction, or peat oxidation, and not the result of a landslide or slope failure.)

Surface rupture -
A break in the ground's surface and associated deformation resulting from the movement of a fault.

Unincorporated Community -
A recognized center of population not governed from within.

Urban transition -
Certain undeveloped land located within the sphere of influence of a city or town.

Vernal pool -
An intermittent body of water formed when rainfall cannot seep into the soil. The pool can last from several days to several months.

Watershed -
The total area above a given point on a watercourse that contributes water to its flow; the entire region drained by a waterway or which drains into a lake or reservoir.

Williamson Act (The California Land Conservation Act of 1965) -
A tax relief measure intended to conserve open space and agricultural land by providing landowners with property tax relief. Involves a voluntary contract between landowners and local governments in which the landowner agrees to restrict use of the property to agriculture, open space, or related uses and, in return, the local government agrees to base property tax assessments on the restricted uses of the land, rather than its fair market value.

Chapter 6

HOUSING ELEMENT

Adopted 1992
Amended 1996
Reformatted Adoption 1997

STATE OF CALIFORNIA - BUSINESS, TRA ORTATION AND HOUSING AGENCY PETE WILSON, Governor

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT
1800 THIRD STREET, Room 430
P.O BOX 952053
SACRAMENTO, CA 94252-2053
(916) 323-3176 FAX (916) 327-2643

March 18, 1997

Mr. Reagan Wilson
Chief Executive Officer
Stanislaus County
1100 H Street
Modesto, California 95354

Dear Mr Wilson

Re: Review of Stanislaus County's Adopted Housing Element Update as Amended

Thank you for submitting Stanislaus County's adopted housing element update, amended December 17, 1996 and received for our review December 23, 1996. We have reviewed the adopted housing element amendment pursuant to Government Code Section 65585(h).

We are pleased to find that the amendment to the County's adopted housing element is consistent with the draft amendments reviewed on June 26, 1996. Therefore, Stanislaus County's adopted housing element update, as amended, is now in full compliance with State housing element law (Article 10 6 of the Government Code)

We appreciate the County's efforts to complete the adoption of the housing element and wish you success in its implementation We thank your staff for their cooperation during the course of our reviews. If we can assist in implementing your housing program, please contact Camilla Cleary, of our staff, at (916) 323 3185

In accordance with requests pursuant to the Public Records Act, we are forwarding copies of this letter to the organizations and persons listed below.

Sincerely,

Cathy Creswell for

Kimberley L. Dellinger
Deputy Director

cc Ron Freitas, Planning Director, Stanislaus County
Miguel Donoso, Hispanic Chamber of Commerce
Ricardo Cordova, California Rural Legal Assistance
Joanna Nugent, Self-Help Enterprises Inc.
Ted Kreines, AICP

STANISLAUS COUNTY, CALIFORNIA
HOUSING ELEMENT 1992 - 1997

Page

LIST OF TABLES

LIST OF FIGURES

I. INTRODUCTION

A. EXECUTIVE SUMMARY

The purpose of the 1992 Housing Element is to identify current and projected housing needs in the unincorporated area of Stanislaus County and to set forth goals, policies and programs that address those needs. Stanislaus County has prepared this Housing Element to meet State housing objectives and other requirements of State law. In addition, the revised Housing Element updates the 1985 Housing Element by incorporating new information and reflecting community concerns related to housing in Stanislaus County.

This housing element was adopted in 1992, by the Board of Supervisors. At that time, it was sent to the Department of Housing and Community Development (HCD) for their adoption and certification. HCD determined that the adopted element was not consistent with some portions of HCD's guidelines for housing elements. Planning staff worked intermittently toward obtaining this consistency, which would result in a certification by HCD, that the element was indeed consistent.

In May 1994, a document was submitted to HCD in response to concerns that HCD had raised about the adopted Housing Element. At that time, HCD indicated that most of the changes were fine. However, in July 1994, HCD indicated there were still three areas which were in need of additional attention.

In May 1996, a document was created in response to the 1994 letter.

In June 1996, HCD stated that the proposed adoption of the 1994 and 1996 amendments together would bring the Housing Element into compliance with State law.

The new amendments were approved and adopted by the Board of Supervisors, on December 17, 1996. With that approval, HCD reviewed and certified the Stanislaus County Housing Element in a letter dated March 18, 1997, which is included at the beginning of this document.

In April of 1997, the planning staff incorporated the two sets of amendments into the original, for one complete and easy to read housing element.

1. Local/Regional Housing Data

Population Characteristics: Stanislaus County is one of the fastest growing counties in California. During the 1980's the County's population climbed from 265,900 to 370,522 for a total increase of 39%, compared to 26% statewide. A major

factor contributing to rapid population growth was an influx of San Francisco Bay Area commuters who were priced out of the local housing market but were able to find affordable housing in Stanislaus County.

Most of the Stanislaus County's population increase occurred in the nine incorporated cities rather than the unincorporated area of the County. Whereas the incorporated population increased 59%, the population of unincorporated Stanislaus County increased only 3%. At the same time, the percentage of population living in the incorporated areas increased from 65% in 1980 to 74% in 1990, continuing the shift from rural to urban lifestyles demonstrated in past decades.

The slower growth rate in the unincorporated area of Stanislaus County was due mainly to annexation of unincorporated lands by the cities. In fact, LAFCO records show that cities annexed more than 5,000 acres from 1984 to 1991. County land use policies and agreements with the cities regarding growth management within established spheres of influence also contributed to the slower growth rate in the unincorporated area.

Approximately 81% of the 1990 population in unincorporated Stanislaus County was white, compared with 88% in 1980. Of the total population in the unincorporated area, the percentage of people of Hispanic origin grew from 17% in 1980 to 26% in 1990. Southeast Asian refugees are another rapidly increasing segment of the population.

The California Department of Finance projects that Stanislaus County's total population, including incorporated, as well as unincorporated areas, will reach 445,700 in 1995 and 502,300 in 2000.

Employment Trends: Overall, the economic forecast for Stanislaus County is favorable, with growth occurring mainly in the nonagricultural sector. The result will be a more stable and diversified economy.

Housing Stock Characteristics: From 1980 to 1990, U.S. Census data show that while the population of the unincorporated area increased by 2,723, the number of housing units decreased by 1,490 (from 34,142 in 1980 to 32,652 in 1990). At the same time, persons per household increased from 2.93 to 3.08, the percentage of overcrowded units increased from 8% to 13%, and the vacancy rate dropped from 7% to 5%. All of these factors indicate a shortage of affordable housing in the unincorporated area of Stanislaus County.

In 1991, planning staff surveyed 14,564 units or 43% of the total housing units in unincorporated Stanislaus County to determine housing conditions. The survey indicated that 16% of the units were in substantial need of rehabilitation, while another 37% showed moderate need for rehabilitation.

Special Needs: Stanislaus County's most significant housing problem is affordable housing. In 1990, the median price for a home was $124,300 and median rent was $417. The median income for a family of four was $32,500. Groups requiring assistance include low-income persons (including families and seniors), first-time buyers, and the homeless. There are long waiting lists for below-market units and rent subsidy programs. The 1990 Census indicated that 11% of the population was 65 years or older (8% at poverty level), 778 persons in the labor force had a work disability (832 not working had a disability) and 3,106 households were headed by a woman (42% of all families below the poverty level).

Regional Needs: Stanislaus Area Association of Governments allocates Stanislaus County the following fair-share of the regional housing need for 1990-1997:

Very Low Income:	529	
Low Income:	375	
Moderate Income:	463	
Above Moderate Income:	838	
	2,206	housing units

Land Inventory: Approximately 2,177 acres in unincorporated Stanislaus County are available for residential development. Based on existing zoning and availability of services, this acreage will support up to 5,306 units, including 899 multi-family units in R-3 and H-1 zones. The County's regional share for 1990-1997 is 2,206 units.

Constraints/Resources: The cost of raw land has risen dramatically. Construction financing is difficult to acquire and comprises approximately 10% of the cost of a new home. The median price of a home in Stanislaus County skyrocketed 106.82% over the past decade. County fees for a single-family residence were $5,500 in 1989, constituting about 4% of a median priced home. The County utilizes RDA set-aside monies, CDBG funds, density bonuses, and other programs to assist in the development of affordable housing.

2. New Policies/Programs

Among the new policies and programs proposed in the 1992 Housing Element are the following:

a. Redevelopment Funds. New revenue stream will be sufficient in approximately three to four years to begin a proactive housing program.

b. HOME Investment Partnership Act. The County will work with other communities to establish a consortium in order to gain entitlement status and thereby participate in this new federal housing program.

c. New Towns Policy. The County will require specific plans for new towns, or self-contained communities of 500 acres or more, to designate land uses that will accommodate housing for all economic groups.

d. Article 34 Allocation. The County will attempt to gain voter approval for an annual allocation of low-income housing units.

e. Expedited Permitting Processing for Farm Worker Housing. The County will adopt an ordinance that will make preapproved building plans available to expedite the permitting process for farm worker housing.

f. Residential Lands Inventory/GIS. Establishment of a computer-based GIS system will permit County staff to track on a continuous basis the issuance of permits and construction of housing units.

g. Community Service Districts and County Service Areas. The County will begin investigating the feasibility of establishing sewer and water districts in unincorporated communities. Without additional services, most unincorporated communities cannot support new residential development.

B. PURPOSE OF THE HOUSING ELEMENT

The purpose of the 1992 Housing Element is threefold: (1) to reassess housing needs of existing and future residents of the unincorporated area of Stanislaus County based on the most current data available; (2) to propose specific goals, objectives, policies and programs to meet those needs; and (3) to comply with the requirements of state law. The 1992 Housing Element Update is intended to replace the 1985 Housing Element of the Stanislaus County General Plan. The 1996 Revisions ensure that the Housing Element is in full compliance with State of California Department of Housing and Community Development requirements.

1. Substantive Requirements

The California Legislature has adopted requirements for the contents of Housing Elements. Among these legislative requirements is the mandate that:

> "The Housing Element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement, and development of housing. The Housing Element shall make adequate provision for the existing and projected needs of all economic segments of the community."

Specifically, the Element must contain:

(a) An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs, including:

1) Analysis of population and employment trends;

2) Analysis and documentation of household/housing characteristics;

3) Inventory of land suitable for residential development;

4) Analysis of potential and actual government constraints;

5) Analysis of potential and actual non-governmental constraints;

6) Analysis of special housing needs (including homeless needs);

7) Analysis of opportunities for energy conservation; and

8) The preservation or replacement of dwelling units in subsidized housing projects which are affordable to low-income households and which may convert to market-rate rents.

(b) A statement of the community's goals, quantified objectives, and policies relative to the maintenance, improvement, and development of housing. The total housing needs identified in (a) may exceed the available resources and the community's ability to satisfy those needs.

(c) A program which sets forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element, including:

1) Identification of adequate sites that will be made available;

2) Assisting in the development of housing affordable to low-income (80% or less of median) and moderate-income (80- 120% of median) households;

3) Addressing, and where possible, removing governmental constraints;

4) Conservation of and improvement in the condition of existing affordable housing stock; and

5) Promotion of housing opportunities for all persons (fair housing program).

Also included among the provisions of California Housing Element Law are requirements that:

1) The County adopt, as a minimum goal, a share of the projected regional growth in low- and moderate-income households as determined by the council of governments operating within the region (Stanislaus Area Association of Government for Stanislaus County).

2) Financial resources be identified that can make the construction of low- and moderate-income households feasible; and

3) Existing housing affordable to low- and moderate-income households be conserved, especially federally or state subsidized housing that may convert to market-rate housing within the time frame of the Housing Element.

Appendix A, Special State Housing Requirements, contains the established mandated housing incentives and programs.

2. Procedural Requirements

The County must consider guidelines adopted by the State Department of Housing and Community Development (HCD) when undertaking revisions to the Housing Element. The County will submit a draft of the revised Housing Element to HCD for review at least 45 days prior to formal adoption. The County must amend the draft Housing Element taking into consideration HCD's findings, or make findings as to why the County believes it is in substantial compliance with the law.

In June of 1996, following completion of this procedure, HCD notified the County that the package of amendments proposed for adoption in 1996 to revise the original 1992 language will bring this element in compliance with State regulations.

3. Relationship to the General Plan

The Housing Element is one of seven mandated elements of the General Plan. State requirements for the content of the Housing Element are more specific than other parts of the General Plan, and all parts of the General Plan must be internally consistent. County actions involving zoning, subdivision approval, and redevelopment must be consistent with the Housing Element.

4. Regional Impacts

The provision of adequate housing is a regional problem and Stanislaus County cannot implement a housing program without recognizing how land use and transportation decisions made by other jurisdictions effect the County's share of

regional housing needs. Conversely, land use actions taken by the County may impact other jurisdictions in the area. Because of the regional nature of housing needs in the greater Stanislaus area, the County's housing program requires coordination with other agencies.

C. SOURCES OF DATA

The 1992 Housing Element includes updated statistical data reported in the 1980 Census, as well as preliminary 1990 Census data. Other sources of data include the Stanislaus Area Association of Governments (SAAG) Housing Needs Report (1991), State Department of Finance data, Stanislaus County Economic Development Corporation (SCEDCO) data and other pertinent housing and technical reports. The 1992 Housing Element also includes data developed by the City of Modesto, as reported in its 1992 Housing Element.

D. PUBLIC PARTICIPATION

In November 1991, the Board of Supervisors appointed the Stanislaus County Housing Advisory Committee to assist in the preparation of the 1992 Housing Element. This broad-based committee was composed of representatives of 22 local organizations, including housing advocates, non-profit housing groups, builders and Realtors, lending institutions, and local government agencies. Special needs groups such as senior citizens and physically handicapped persons were represented. Major ethnic groups--Hispanic and Southeast Asian Refugees--also had representatives on the committee, although some chose not to attend the meetings. (A complete list of organizations represented on the committee is included as Appendix G of this document.) The committee met regularly during a five-month period to discuss housing issues and develop the goals, policies and programs recommended in the draft document.

The public participation program also included widespread distribution of the Housing Element to other interested agencies and persons for review and comment. Public hearings and workshops were advertised in the newspaper (Modesto Bee), notices posted in public places, and notices mailed to community groups with an interest in the Housing Element. The notices and advertisements were intended to encourage public participation and involvement in the process. To facilitate participation of the Hispanic community, an interpreter was provided at public hearings.

E. CONSISTENCY

In addition to the Housing Element, the Stanislaus County General Plan includes six other elements: land use, circulation, conservation/open space, noise, safety, and agriculture. State law requires internal consistency among all of the elements. In other words, the goals and policies of the Housing Element must be consistent with the goals and policies of the other elements of the General Plan.

In 1994, the County updated the existing General Plan in its entirety. During the update process, this Housing Element was reviewed to ensure internal consistency. If future changes in other plan elements make it necessary to amend the Housing Element for consistency, appropriate public meetings will be held and adequate notification provided to all affected governmental agencies.

F. DEFINITIONS

Constraints - potential and actual governmental and non-governmental hindrances to the maintenance, improvement, and development of housing for all income levels.

County - the unincorporated areas of Stanislaus County over which the County governing body maintains jurisdictional control.

County-wide - the incorporated and unincorporated portions of Stanislaus County.

Disability - a physical or mental problem lasting six months or longer.

Elderly - people of the age 62 years or older.

Farm Workers - those regular or full-time farm laborers employed for more than 150 days annually and those seasonal or migrant farm laborers who travel more than 50 miles across County lines to obtain agricultural employment and reside in the County approximately six months of the year.

Handicapped - as defined in Section 22511.5 of the California Administrative Code.

Households - refers to all persons occupying a dwelling unit.

Large Family - a family comprising five or more people.

Very Low-, Low-, and Moderate-Income - very low-income refers to households that earn 50% or less of the median County income; low-income refers to households earning 51-80% of the median County income; and moderate-income refers to households earning 81-120% of the median County income level.

Multi-Family Units - refers to owner-occupied and rental multiple-unit dwellings ranging in size from duplexes to large apartment complexes.

Need - the summation of new units, rehabilitated units, and rental units which would be required to enable all low- and moderate-income households in the unincorporated areas of the County to be adequately housed.

Overcrowded - refers to households in which there is more than one person per room, excluding bathrooms and kitchen.

Single-Family Units - refers to owner and renter occupied single, detached, and attached units.

Total Housing Stock - refers to three basic categories of housing types: (1) single-family units; (2) multi-family units; and (3) mobile homes.

II. POPULATION AND EMPLOYMENT CHARACTERISTICS

A. STANISLAUS COUNTY PROFILE

Stanislaus County, encompassing an area of approximately 1,500 square miles, is located in the San Joaquin Valley. The County is bounded by San Joaquin County, Calaveras County, and Tuolumne County on the north, Mariposa County on the east, Merced County on the south, and Santa Clara County and Alameda County on the west (see Figure II-1 and Figure II-2).

Within Stanislaus County, there are nine incorporated cities: Ceres, Modesto, Patterson, Newman, Hughson, Riverbank, Oakdale, Turlock, and Waterford. Additionally, there are 14 unincorporated communities within the County and substantial areas of state and federally controlled lands such as parks, wildlife areas and other public lands.

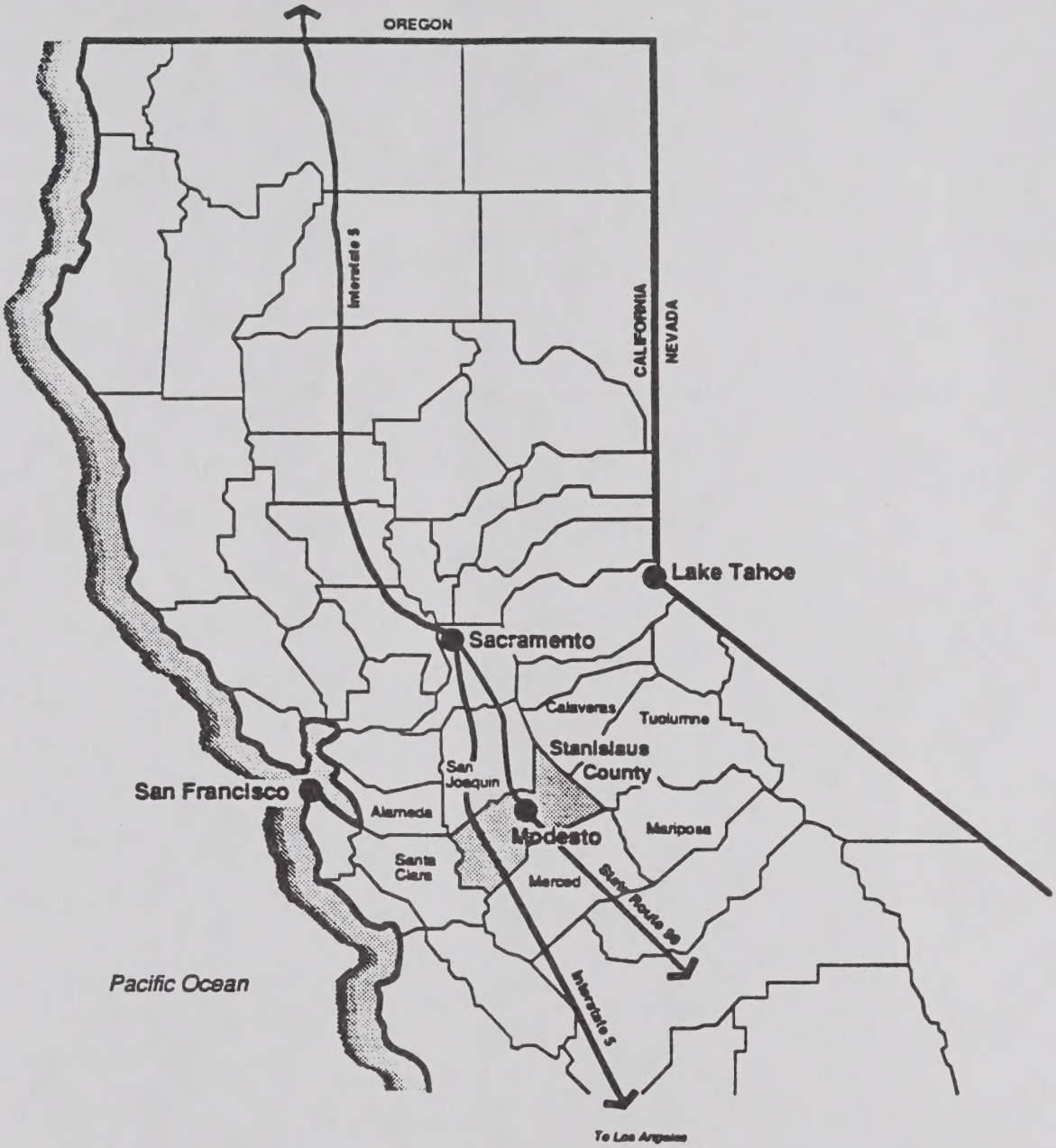
Stanislaus County is a large, diverse, and rapidly developing jurisdiction. Much of the population growth over the last decade was due to the County's location near the San Francisco Bay Area Region. The combination of Bay Area job markets and freeway access to inexpensive land for housing development in Stanislaus County contributed to increased development pressures in the County. The explosive residential growth caused the County to become a bedroom community for the regional job centers of the Bay Area. In 1987 and 1988, housing sales were primarily to Bay Area commuters. Agriculture remains the principal industry in Stanislaus County.

Changing economic, political, and environmental factors, such as gasoline prices, increasing fiscal pressures on local governments, housing prices, air and water quality will have significant effects on the future of Stanislaus County.

B. POPULATION TRENDS/GROWTH RATE

This section of the Housing Element documents existing population characteristics, projections of future population characteristics, and employment trends relating to housing needs in Stanislaus County.

Most of the information in this section is derived from the 1980 and 1990 census data. Every effort has been taken to use the most current information available.



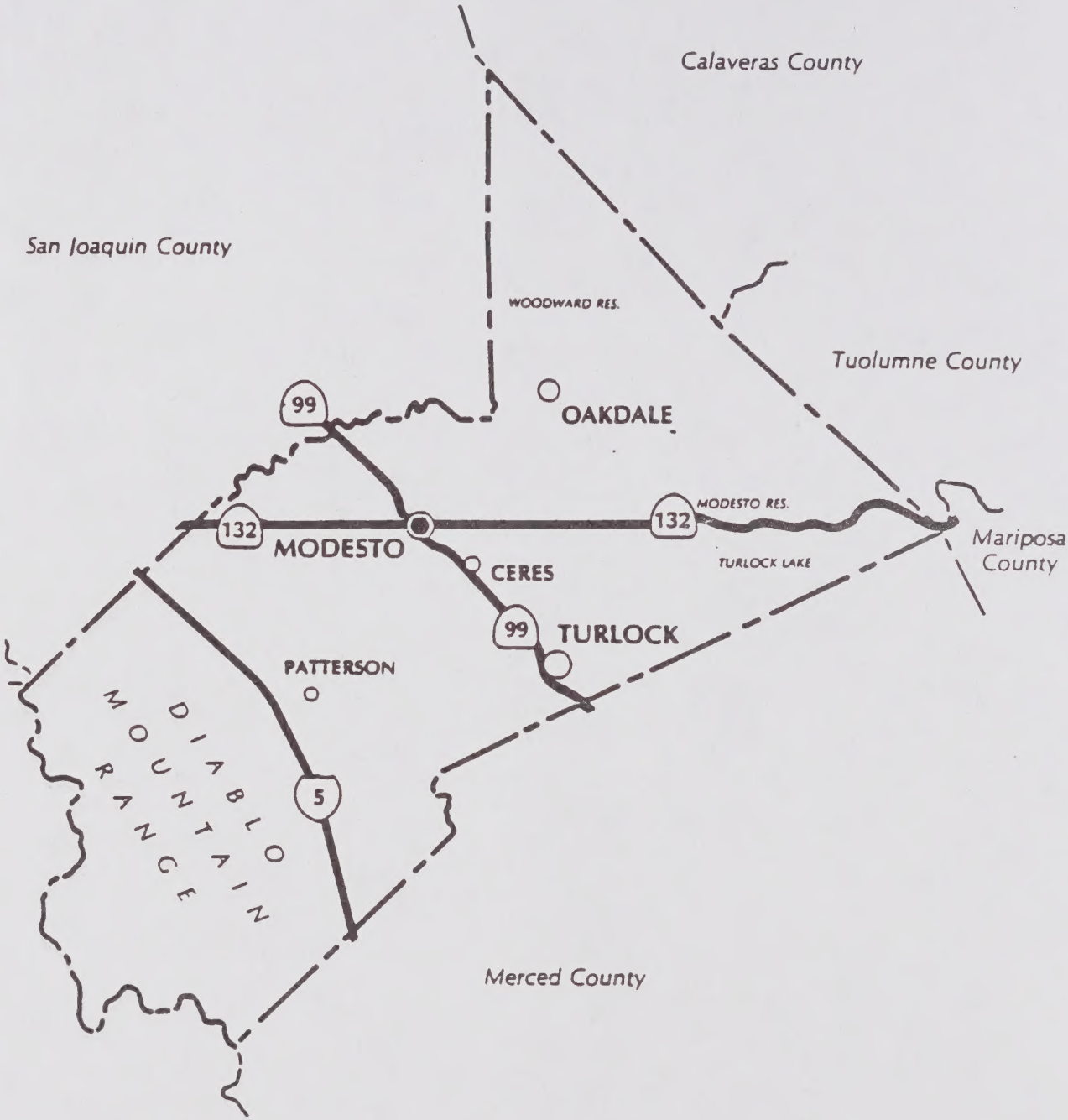
Stanislaus County Housing Element

Vicinity Map

Stanislaus County, California

Figure II-1

Harland Bartholomew & Associates



Source: Annual Planning Information. Employment Development Department, June 1991

Stanislaus County Housing Element

Modesto Metropolitan Statistical Area

Stanislaus County, California

Figure II-2

Harland Bartholomew & Associates

Population Trends

The history of Stanislaus County has been one of growth. From a population of 74,866 in 1940, the County increased almost 500% to reach 370,522 in 1990 (see Table 1). Beyond that point, current projections indicate that Stanislaus County will grow to approximately 502,300 by year 2000 (see Table 2). The above figures represent County-wide growth trends and include both incorporated and unincorporated areas.

The growth rate of Stanislaus County between 1970 and 1990 was above that experienced statewide. Whereas state growth rate was 18% in the period of 1970 to 1980, Stanislaus County's growth rate was 37%. During the period of 1980 to 1990, Stanislaus County's growth rate was 39% while the state's growth rate was 26% (see Table 3).

The majority of the population growth has taken place within the cities rather than in the unincorporated area of the County (see Table 4), and much of the unincorporated growth has taken place on the cities' fringes. In 1975, for example, 52% of the residents in unincorporated areas were located on the fringe areas of cities, while the remainder were located in unincorporated towns or other rural areas. Annexation of the fringe areas by cities has resulted in declining population for unincorporated areas even though population County-wide has continued to increase. This trend was verified with a recorded population decline of -.74% in January 1989 and a further decline of -2.99% in January 1990 (see Table 5). The County's population base increased by a 3.18% in January 1991. A dramatic increase in group quarters (46%) occurred from 1988 to April 1990.

The State Department of Finance estimates Stanislaus County's population at 370,522 on January 1, 1990, of which 95,965 were in the unincorporated areas. During the eleven years since the 1980 Census, the County has been among the fastest growing counties in the state. More than 104,622 new residents were added, expanding the County's population by 39%. This compares to a much lower growth rate (26%) for the state as a whole during the same period (see Tables 3 and 4).

As shown on Table 4, the three largest cities of Stanislaus County continue to exhibit high growth rates. Some of the population gain in these areas has been attained through area annexations, as well as immigration. In the ten-year period from 1980-1990, Modesto has added 58,128 residents, growing at 55%. Turlock, the County's second largest city, has grown by 15,911 residents, or 61%. During the same period, the population of Ceres almost doubled, expanding to 13,033 (98%), while the City of Patterson experienced an increase of 121%. In comparison to the substantial population increases for the incorporated areas of Stanislaus County, the unincorporated area of the County grew only 3%. This a largely due to annexations of land to the cities, which offer better urban services for residents, and to the continued agricultural emphasis in rural Stanislaus County.

TABLE 1

HISTORICAL POPULATION GROWTH
Stanislaus County
1940 to 1990

Census	Population	Population Change	% Population Change
1940	74,866	-	-
1950	127,231	52,365	69.94%
1960	158,300	31,069	24.42%
1970	194,506	36,206	22.87%
1980	265,900	71,394	36.71%
1990	370,522	104,622	39.35%

Source: Bureau of the Census

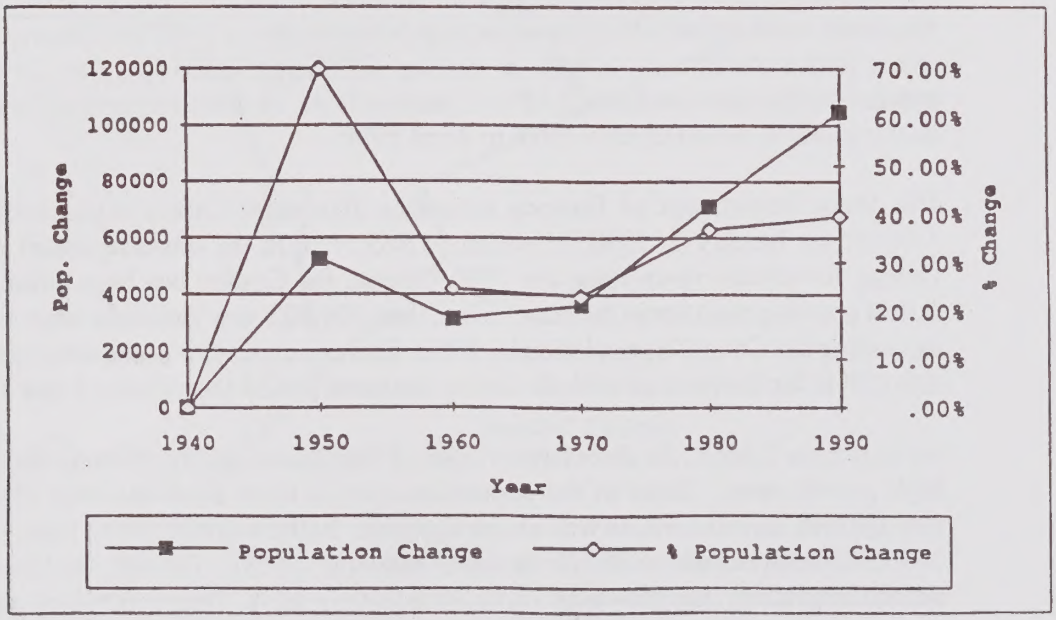


TABLE 2

GROWTH PROJECTIONS

Year	Stanislaus County Population	Annual Rate	State of California Population	Annual Rate
1990	370,522	-	29,760,021	-
1995	445,700	3.76%	33,373,000	2.32%
2000	502,300	2.42%	36,259,000	1.67%

Source: California Department of Finance, April 1991

TABLE 3

SAN JOAQUIN VALLEY POPULATION GROWTH
1950 TO 1990

	1950	1960	1950-60 % Change	1970	1960-70 % Change	1980	1970-80 % Change	1990	1980-90 % Change
San Joaquin	200,750	251,700	25.38%	291,073	15.64%	347,342	19.33%	480,628	38.37%
Stanislaus	127,231	158,300	24.42%	194,506	22.87%	265,900	36.71%	370,522	39.35%
Merced	069,780	090,900	30.27%	104,629	15.10%	134,560	28.61%	178,403	32.58%
Madera	036,964	040,700	10.11%	041,519	2.01%	063,116	52.02%	088,090	39.57%
Fresno	276,515	368,500	33.27%	413,329	12.17%	514,621	24.51%	667,490	29.71%
Tulare	149,264	169,400	13.49%	188,320	11.17%	245,738	30.49%	311,921	26.93%
Kings	046,768	050,500	7.98%	066,717	32.11%	073,738	10.52%	101,469	37.61%
Kern	228,309	294,900	29.17%	330,234	11.98%	403,089	22.06%	543,477	34.83%
SJ VALLEY	1,135,581	1,424,900	25.48%	1,630,327	14.42%	2,048,104	25.63%	2,742,000	33.88%
CALIFORNIA	10,586,223	15,863,000	49.85%	19,971,068	25.90%	23,667,902	18.51%	29,760,021	25.74%

Source: Bureau of the Census

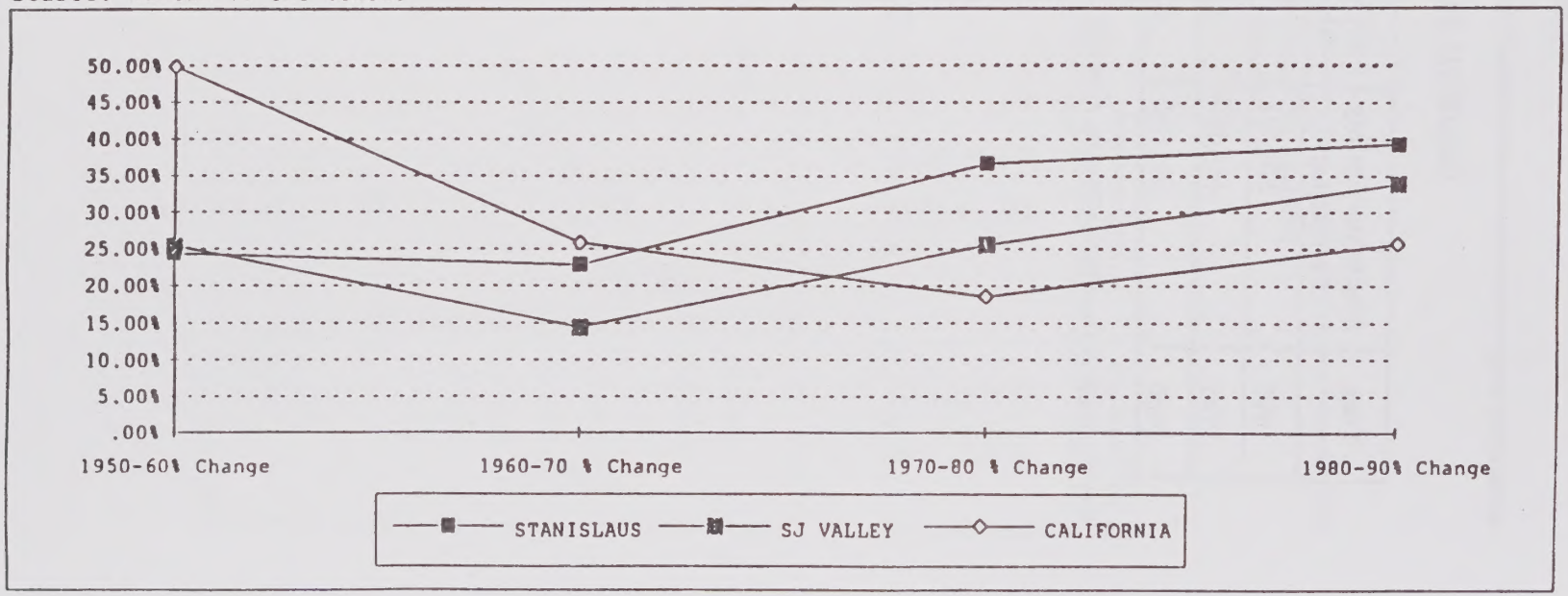


TABLE 4

RECENT POPULATION TOTALS AND GROWTH
1980 and 1990

	1980	1990	Percent of change 1980-1990
Stanislaus County	**265,900**	**370,522**	**39.35%**
Unincorporated Areas			
Denair	2,892	3,693	27.70%
Keyes	2,486	2,878	15.77%
Salida	2,033	4,499	121.30%
Remainder of Unincorporated Areas	85,831	84,895	-1.09%
Total	**93,242**	**95,965**	**2.92%**
Cities			
Ceres	13,281	26,341	98.13%
Hughson	2,943	3,259	10.74%
Modesto	106,602	164,730	54.43%
Newman	2,785	4,151	49.05%
Oakdale	8,474	11,961	41.15%
Patterson	3,908	8,626	120.73%
Riverbank	5,695	8,547	50.08%
Turlock	26,287	42,198	60.53%
Waterford	2,683	4,771	7.82%
Total	**172,658**	**274,557**	**59.02%**

Source: Bureau of the Census, 1980 and 1990 Summary Tape File 1

TABLE 5

COMPONENTS OF POPULATION CHANGE
Stanislaus County Unincorporated Areas
1980 - 1991

Year	Total Pop.	Annual % Change	Household Pop.	Annual % Change	Group Quarters	Annual % Change
Apr. 1980	93,242	-	92,572	-	670	-
Jan. 1981	92,441	- .86%	91,719	- .92%	722	7.76%
Jan. 1982	91,319	- 1.21%	90,536	- 1.29%	783	8.45%
Jan. 1983	92,235	1.00%	91,426	.98%	809	3.32%
Jan. 1984	92,066	- .18%	91,261	- .18%	805	- .49%
Jan. 1985	93,037	1.05%	92,195	1.02%	842	4.60%
Jan. 1986	95,020	2.13%	94,210	2.19%	810	- 3.80%
Jan. 1987	96,590	1.65%	95,743	1.63%	847	4.57%
Jan. 1988	98,464	1.94%	97,648	1.99%	816	- 3.66%
Jan. 1989	97,731	- .74%	96,857	- .81%	874	7.11%
Jan. 1990	94,806	- 2.99%	93,533	- 3.43%	1,273	45.65%
Apr. 1990	95,965		94,683		1,282	
Jan. 1991	97,822	3.18%	96,515	3.19%	1,307	2.67%
Apr. 80 to Apr. 90	2723	2.92%	2111	2.28%	612	91.34%

Sources: 1980 and 1990 data are from the Census; 1981 to 1991 data are fom Department of Finance: Report E-5, "Stanislaus County Population and Housing Estimates."

NOTE: The January 1990 and 1991 E-5 Reports are based on the 1990 Census results. The 1981 to 1989 estimates were printed in May 1990.

Current County policies preclude major increases in population for the unincorporated areas. These policies include maintaining a 40-acre minimum parcel size in most areas zoned for agriculture, encouraging the use of Williamson Act contracts, and directing growth away from the County's most productive agricultural areas.

The exception is the unincorporated community of Salida, which experienced a 121% increase in population and will likely continue to increase significantly due to the establishment of a Mello-Roos District and the provision of urban services (see Table 4).

C. POPULATION AND HOUSEHOLD CHARACTERISTICS

1. Ethnic Groups

Table 6 indicates that the Hispanic population is the largest ethnic group in both the incorporated and unincorporated areas of Stanislaus County, averaging 21% and 26% of the total population, respectively. In comparison, the average Hispanic population distribution in 1980 was 14% in the incorporated areas and 17% in the unincorporated areas. The population trend in the unincorporated areas of Stanislaus County is an increase in the Hispanic population and a decrease in the number of people who consider themselves to be Not of Hispanic Origin.

The Southeast Asian Refugee population is another rapidly growing ethnic group. As shown on Table 7, the Department of Finance estimates that the Southeast Asian Refugee population in Stanislaus County has increased from a population of 882 persons on October 1, 1980 to 10,078 persons on October 1, 1989. However, local estimates place the refugee population at nearly twice that figure.

2. Age of Population

Table 8 indicates that the age distribution for Stanislaus County has remained relatively constant over the past ten years. Table 8 also indicates the numbers of elderly population in the unincorporated area of the County. The senior population showed a minor decrease of 1,444 (ages between 55 to 65 Plus) (see Table 9).

3. Gender

Table 9 shows that in 1990 there were more males (48,795) than females (47,170) in unincorporated Stanislaus County.

TABLE 6

PERSONS BY RACE AND HISPANIC ORIGIN
Stanislaus County Unincorporated and Incorporated Areas
1980 and 1990

	1980				1990			
	UNINCORPORATED AREAS		INCORPORATED AREAS		UNINCORPORATED AREAS		INCORPORATED AREAS	
	N	% of Unincorp Pop.	N	% of Incorp Pop.	N	% of Unincorp Pop.	N	% of Incorp Pop.
Not of Hispanic Origin	77,143	82.73%	148,868	86.22%	70,707	73.68%	218,918	79.73%
White	74,030	79.40%	139,135	80.58%	66,664	69.47%	194,659	70.90%
Black	625	.67%	2,410	1.40%	782	.81%	5,327	1.94%
Am Indian/Eskimo/Aleut*	1,713	1.84%	4,926	2.85%	1,013	1.06%	2,461	.90%
Asian/Pacific Islander					2,140	2.23%	16,006	5.83%
Other Race	775	.83%	2,397	1.39%	108	.11%	465	.17%
Hispanic Origin	16,099	17.27%	23,790	13.78%	25,258	26.32%	55,639	20.27%
White	7,837	8.41%	12,555	7.27%	10,904	11.36%	25,088	9.14%
Black	024	.03%	065	.04%	55	.06%	286	.10%
Am Indian/Eskimo/Aleut	207	.22%	455	.26%	101	.11%	464	.17%
Asian/Pacific Islander					177	.18%	900	.33%
Other Race	8,031	8.61%	10,715	6.21%	14,021	14.61%	28,901	10.53%
RACE								
White	81,867	87.80%	151,690	87.86%	77,568	80.83%	219,747	80.04%
Black	649	.70%	2,475	1.43%	837	.87%	5,613	2.04%
American Indian/Eskimo/Aleut	1,281	1.37%	1,914	1.11%	1,114	1.16%	2,925	1.07%
Asian/Pacific Islander	639	.69%	3,467	2.01%	2,317	2.41%	16,906	6.16%
Other	8,806	9.44%	13,112	7.59%	14,129	14.72%	29,366	10.70%
TOTAL	93,242	100.00%	172,658	100.00%	95,965	100.00%	274,557	100.00%

SOURCE: Bureau of the Census, Summary Tape File 1A 1980 and 1990
*For the 1980 Census, includes Asians and Pacific Islande

TABLE 7

SOUTHEAST ASIAN REFUGEES IN STANISLAUS COUNTY

Year	Number of Southeast Asian Refugees*	Percent of State Total	Refugee Population Density	California Total*	California Refugee Density**
Oct. 1, 1980	882	0.58%	3.3	152,899	6.4
Oct. 1, 1988	9,834	2.22%	28.8	442,896	15.6
Oct. 1, 1989	10,078	2.13%	28.1	472,340	16.3

Source: Department of Finance, Report SR 89-1, January 1991; Report 89 E-2, January 1990
* Does not include children of refugees born in the United States.
** Density is the number of refugees per 1,000 population.

TABLE 8

SELECTED AGE GROUPS
Stanislaus County Unincorporated and Incorporated Areas
1980 and 1990

	UNICORPORATED AREAS				INCORPORATED AREAS			
	1980 Census		1990 Census		1980 Census		1990 Census	
	N	% of Pop.	N	% of Pop.	N	% of Pop.	N	% of Pop.
Under 5 years	7,443	7.98%	8,192	8.54%	14,464	8.38%	25,584	9.32%
5 to 17 years	20,638	22.13%	20,982	21.86%	36,719	21.27%	58,613	21.35%
18-64 years	54,480	58.43%	56,044	58.40%	102,973	59.64%	161,013	58.64%
65 years and over	10,681	11.46%	10,747	11.20%	18,502	10.72%	29,347	10.69%
Total Population	93,242	100.00%	95,965	100.00%	172,658	100.00%	274,557	100.00%

Source: Bureau of the Census: 1980 and 1990 Summary Tape File 1

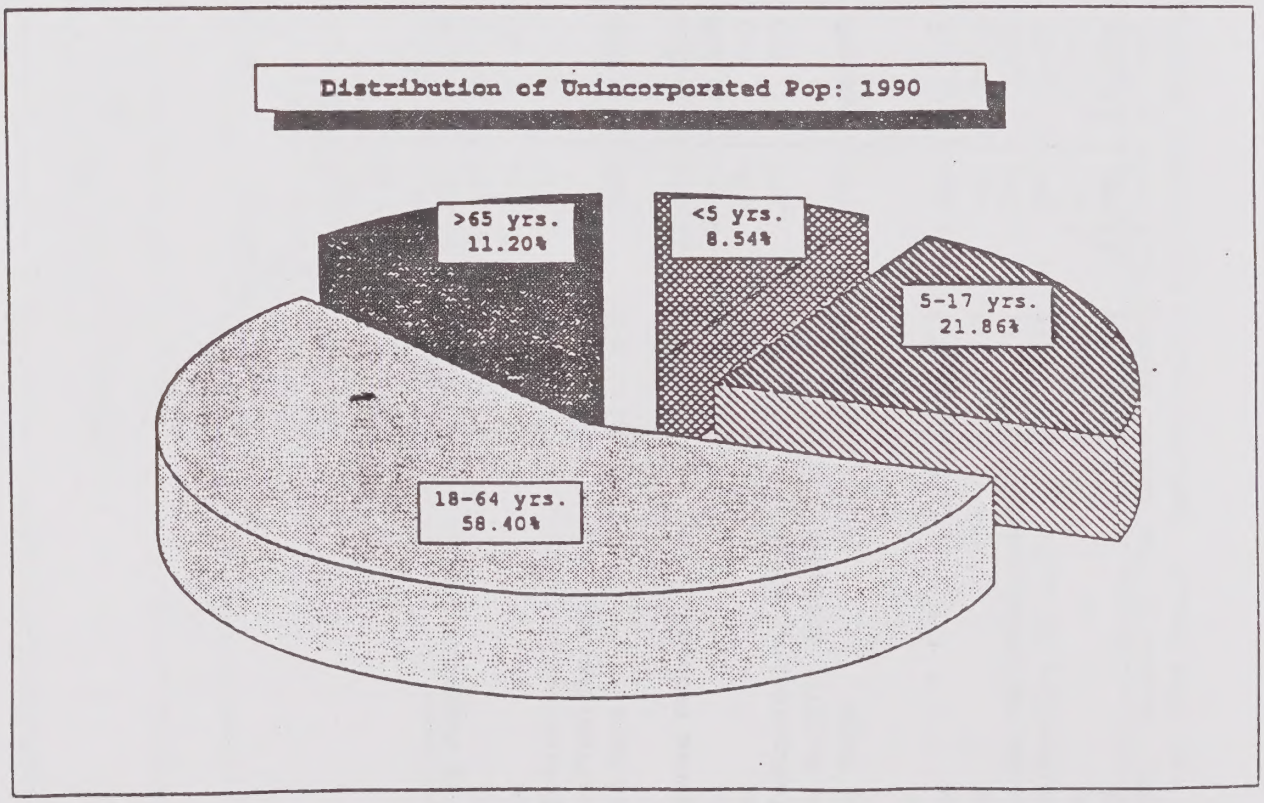


TABLE 9

PERSONS BY AGE AND SEX
Stanislaus County Unincorporated Areas
1980 and 1990

Age Group		1980 Census Number	1980 Census % of Unincorp. Total	1990 Census Number	1990 Census % of Unincorp. Total
Under 5					
	Total	7,443	7.98%	8,192	8.54%
	Male	3,776	4.05%	4,216	4.39%
	Female	3,667	3.93%	3,976	4.14%
5 to 17					
	Total	20,638	22.13%	20,982	21.86%
	Male	10,701	11.48%	10,899	11.36%
	Female	9,937	10.66%	10,083	10.51%
18 to 24					
	Total	11,202	12.01%	9,456	9.85%
	Male	5,754	6.17%	5,040	5.25%
	Female	5,448	5.84%	4,416	4.60%
25 to 34					
	Total	12,661	13.58%	14,990	15.62%
	Male	6,298	6.75%	7,687	8.01%
	Female	6,363	6.82%	7,303	7.61%
35 to 44					
	Total	10,751	11.53%	13,333	13.89%
	Male	5,325	5.71%	6,858	7.15%
	Female	5,426	5.82%	6,475	6.75%
45 to 54					
	Total	10,113	10.85%	10,022	10.44%
	Male	4,961	5.32%	5,068	5.28%
	Female	5,152	5.53%	4,954	5.16%
55 to 59					
	Total	5,255	5.64%	4,151	4.33%
	Male	2,642	2.83%	2,060	2.15%
	Female	2,613	2.80%	2,091	2.18%
60 to 64					
	Total	4,498	4.82%	4,092	4.26%
	Male	2,102	2.25%	2,022	2.11%
	Female	2,396	2.57%	2,070	2.16%
65+					
	Total	10,681	11.46%	10,747	11.20%
	Male	5,062	5.43%	4,945	5.15%
	Female	5,619	6.03%	5,802	6.05%
UNINCORPORATED TOTAL		93,242	100.00%	95,965	100.00%
	Male	46,621	50.00%	48,795	50.85%
	Female	46,621	50.00%	47,170	49.15%

Source: Bureau of the Census: 1980 and 1990 Summary Tape File 1

D. EMPLOYMENT TRENDS

1. Area Profile and Employment

Agriculture is the mainstay of Stanislaus County's economy. In 1991, gross agricultural income in Stanislaus County exceeded one billion dollars for a new county record of $1,069,803,000. This represents a 3% increase over 1990, moving Stanislaus County's ranking up from eighth to fifth largest agricultural county in the state. When multiplied by its effect on food processing, marketing and related services, agriculture contributed nearly $3.5 billion in 1991, to the local economy. The increased gross agricultural income, in spite of a fifth year of drought, demonstrates the vitality of agriculture in this area, which can be attributed to the expertise of local growers combined with productive soils, and adequate water supply, and a favorable climate.

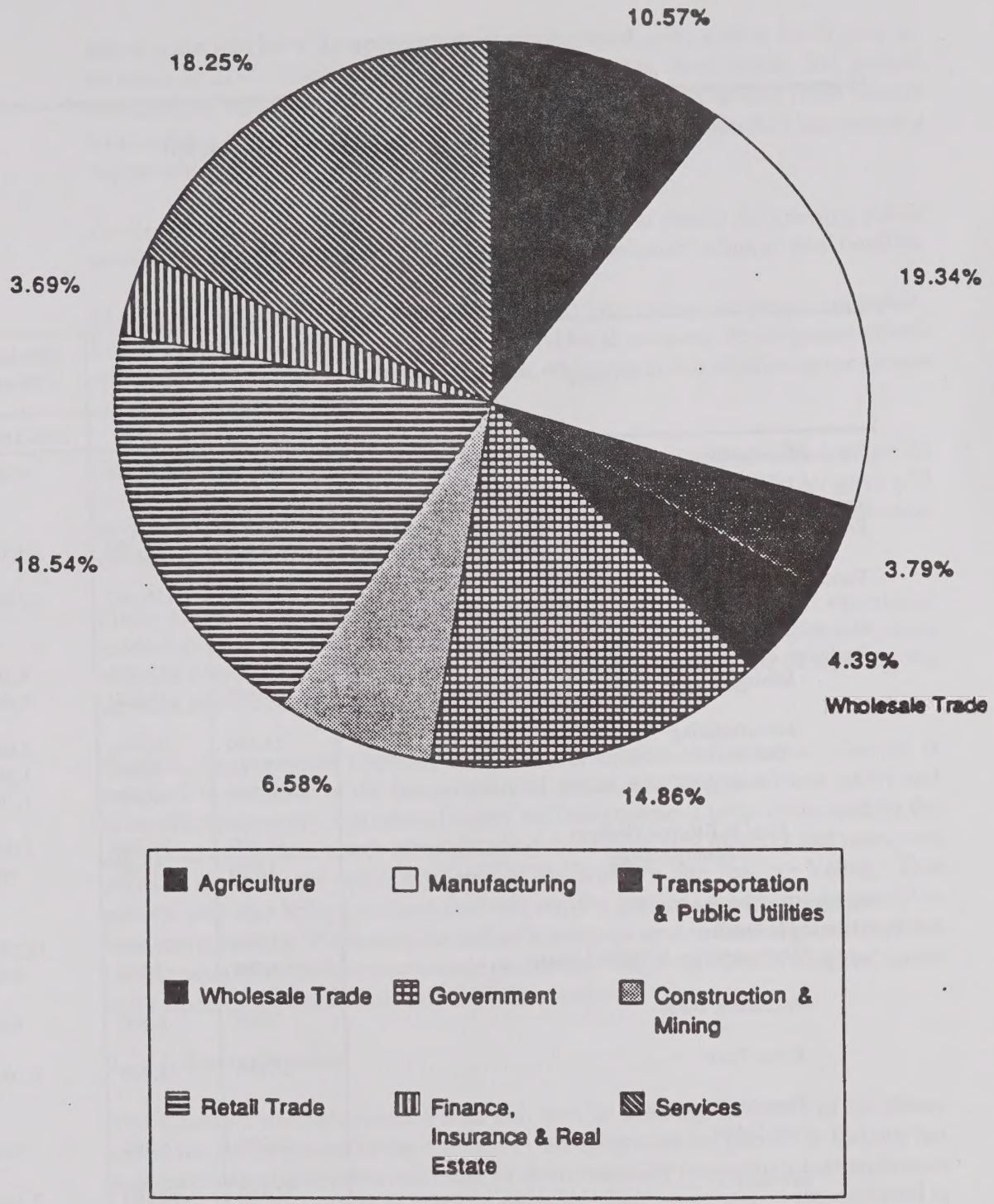
Approximately 1/3 of the jobs in Stanislaus County are generated directly or indirectly by agriculture. Agriculturally related industries such as food processing, wholesale trade and transportation also play a central role in the County's economy. The Stanislaus County Economic Strategic Plan documents that all but one of the 11 largest firms in the County in 1986 were categorized in the "Food and Kindred Products" industry group by the U.S. Department of Commerce.

According to the Statistical Update prepared in July-August 1991 by the Stanislaus County Economic Development Corporation, the civilian labor force included 138,600 employed. Jobs by industry are shown on Figure II-3.

According to an Employment Development Department report in June 1991, the Modesto Metropolitan Statistical Area (see Table 10) will continue to experience economic expansion during 1989-1996. It is estimated that 21,800 additional wage and salary jobs will be added by 1996.

Nonagricultural employment expansion will provide most of the new employment opportunities through 1996. Approximately 22,900 wage and salary jobs will be added. Population growth and increased demand for goods and services will fuel much of the employment gains. Population expansion is expected to continue as long as the San Joaquin Valley remains an attractive alternative to Bay Area residents seeking affordable housing and other amenities.

Services will provide the greatest amount of jobs in terms of absolute growth and percentage change. Health, business, personal and hospitality services will provide 7,300 more jobs, an increase of 31%.



Source: Stanislaus County Economic Development Corporation. Statistical Update, July/August 1991

Stanislaus County Housing Element

Jobs by Industry
1990 Annual Average

Stanislaus County, California

Figure II-3

Harland Bartholomew & Associates

TABLE 10

Annual Average Wage and Salary Employment[1/]
Historical 1989
Forecast 1996

Modesto Metropolitan Statistical Area (MSA)
(Stanislaus County)

Industry	Historical	Forecasts	Absolute Change
	1989	1996	1989-1996
Total, All Industries	130,700	152,500	21,800
Total Agriculture, Forestry, & Fishing	15,300	14,200	-1,100
Total Nonagriculture	115,400	138,300	22,900
Nonagricultural Goods Producing Industries	33,800	38,400	4,600
Mining & Construction	8,400	10,000	1,600
Manufacturing	25,400	28,400	3,000
Durable Goods	7,100	8,400	1,300
Nondurable Goods	18,300	20,000	1,700
Food & Kindred Products	15,300	16,300	1,000
Other Manufacturing	3,000	3,700	700
Nonagricultural Service Producing Industries	81,600	99,900	18,300
Transportation & Public Utilities	4,700	5,500	800
Wholesale Trade	5,600	6,500	900
Retail Trade	23,800	28,900	5,100
Finance, Insurance & Real Estate	5,200	6,100	900
Services	23,500	30,800	7,300
Government[2/]	18,800	22,100	3,300
Federal	900	900	0
State, Local & Education	17,900	21,200	3,300

March 1990 Benchmark

[1/]Employment is reported by place of work and excludes self-employed persons, unpaid family workers, and those involved in labor-management trade disputes. Data contained in this table are based on 1987 Standard Industrial Classifications. Annual average industry detail may not add to totals because of independent rounding.

[2/]Includes all civilian government employees regardless of the activities in which they are engaged.

Retail trade will have the second largest employment gain, adding 5,100 jobs, an increase of 21%. Eating and drinking establishments, food stores, and general merchandise businesses will experience the largest increases, as new retail centers will continue to be established to meet the needs of newly established and growing communities.

Government and educational jobs will climb by 18% to absorb the growing public service and educational needs brought on by the anticipated influx of new families.

Manufacturing is expected to increase by 3,000 jobs during the projection period. Lower operating costs, cheaper land prices, and local economic development efforts will continue to attract new firms to the area, while expansion of existing operations will also create more jobs.

Continued growth should contribute to vigorous building activity, which is expected to result in an increase of 1,600 jobs in construction and mining. Not all gains will be directly tied to population expansion. New industry and economic diversification are also expected to provide many new jobs.

Finance, insurance, real estate and the wholesale trade divisions will experience modest gains of approximately 900 new jobs. Transportation and public utilities will add 800 jobs, as residential and business growth increases the demand for the services this industry delivers to both business and residents.

Overall, the economic forecast for Stanislaus County is favorable. Growth is expected to continue in the nonagricultural sector, resulting in a more stable and diversified economy. Stanislaus County will also continue to be influenced by the growth and economic trends of neighboring counties as new industry and more jobs serve to diversify the larger economy of the northern San Joaquin Valley. This growth will also bring problems that will require greater cooperation between the local governments. Water supplies and air quality are among the major concerns that could pose a threat to future economic prosperity. These will be the toughest issues to be faced as the entire San Joaquin Valley grows.

2. Unemployment

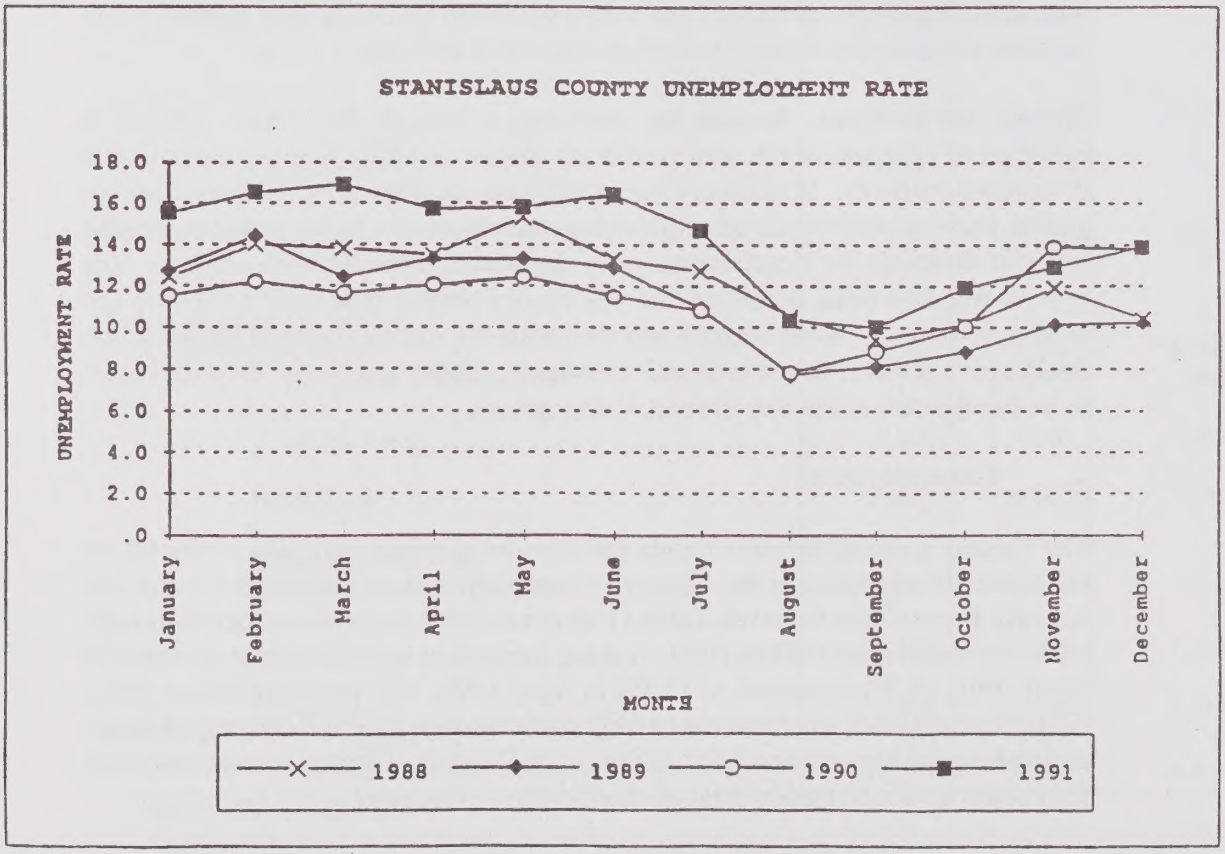
The County's unemployment trends can also be a strong indicator of the future economic development in the County. Unemployment in Stanislaus County has seasonal fluctuations; however, Table 11 shows monthly unemployment trends were relatively stable from 1988 to 1990. A sharp increase in unemployment occurred in April 1991, 15.7% compared to 12.1% in April 1990. It is projected that in 1992, unemployment rates will remain relatively stable through June and drop significantly during the peak harvest months of July through October. Unemployment rates will then begin to climb steadily through the month of December.

TABLE 11

MONTHLY UNEMPLOYMENT RATE
Stanislaus County
1988-1991

Month	1988	1989	1990	1991
January	12.4	12.7	11.5	15.5
February	14.0	14.4	12.2	16.5
March	13.8	12.4	11.6	16.9
April	13.5	13.3	12.0	15.7
May	15.3	13.3	12.4	15.8
June	13.3	12.9	11.5	16.4
July	12.7	10.9	10.8	14.7
August	10.5	7.7	7.8	10.3
September	9.4	8.1	8.8	10.0
October	10.1	8.8	10.0	11.9
November	11.9	10.1	13.9	12.9
December	10.4	10.2	13.8	13.9
ANNUAL AVG.	12.3	11.2	11.3	14.2

SOURCE: Employment Development Department
NOTE: The 1987 to 1991 data use March 1990 as a benchmark. The 1991 statistics are unadjusted.



E. JOBS/HOUSING BALANCE

It is desirable, at least theoretically, for a community to have one job for each household within a specific area in order to achieve the following goals:

1. Reduction in vehicle miles traveled (for home-work-home trips).

2. Reduction in air pollution (less travel time).

3. Improved quality of life (more time for family and recreation).

4. Increased sense of community.

The ideal ratio of jobs to housing units is expressed as 1:1, one job to one housing unit. Recent trends toward two wage earners per family indicate that a ration of 2:1 might be more appropriate. The statewide ratio is 1:2.3.

The phenomena of the 1980's housing price escalation brought Bay Area commuters to Stanislaus County. Most of these households were in the moderate- or above moderate-income level and located within the cities, creating locally unexpected bedroom communities serving the Bay Area.

In order to plan for the provision of housing which matches the financial capabilities of the existing jobs in an area, or to encourage the types of employment opportunities which match the skills of the persons who presently reside in the area, it is necessary to collect, quantify and classify this type of information.

The following analysis is primarily based upon a State Employment Development report entitled "Annual Planning Information (Modesto MSA)," June 1991, Stanislaus County.

In 1990, the Stanislaus labor force peaked in July at 172,200 and was at the lowest point in January with 156,200. Total employment ranged from a low of 138,200 in January and a high of 157,300 in August. Stanislaus County had 33,068 housing units in the unincorporated area in 1991. The average persons per household was 3.08, up from 2.93 in 1980 (U.S. Census 1980-1990). The numbers and types of jobs have not been quantified for the unincorporated area. If we assume that 75% (10,800 jobs) of the jobs in agriculture (14,400 jobs) are in unincorporated Stanislaus County, there would be a jobs/housing ratio of approximately .32:1 (10,800/33,068). If we add one half of the 20,000 seasonal jobs (10,000 + 10,800 = 20,800 jobs), the ration would change to .62:1.

While it would appear that there are many homes without available jobs in the rural area (unemployment in April 1991 was 15.7% with 25,800 unemployed County-wide), there are non-agricultural jobs in the unincorporated area, and many people live in the unincorporated fringe areas and work within the cities. County-wide, the jobs/housing balance is 1.1:1, which is below the State of California average.

III. HOUSING STOCK CHARACTERISTICS

A. EXISTING HOUSING STOCK

The 1990 Census Report determined that there were 32,652 housing units in the unincorporated portion of Stanislaus County (see Table 12). Only 16% of the housing stock is considered to be in sound condition according to a Housing Survey conducted in 1991 (Appendix D).

B. ANNUAL GROWTH OF HOUSING STOCK

The California Department of Finance indicates that between 1990 and 1991, the number of housing units in the unincorporated area of Stanislaus County increased 2.0% (see Table 13). Between 1986 and 1990, 4,129 residential building permits were issued by the Stanislaus County Planning Department (see Table 14). Single-family was the dominant type of unit with 2,359 units or over 57% of the total permits issued. The recent slump in building activity has slowed the production of housing units; however, incentives are being introduced at the Federal level to encourage an upswing in the housing industry. For a description of some of those incentives, see Appendix B. Implementation of the programs adopted in the Housing Element will encourage housing production and contribute to the realization of Stanislaus County's housing goals.

TABLE 12

Stanislaus County
Unincorporated Area Housing Units
1980 - 1991

Year	Total Housing Units
1980	34,142
1985	33,372
1990	32,652
1991	33,068

Source: April 1980 and 1990 data are from the Census; the other data are from Department of Finance: Report E-5, "Stanislaus County Population and Housing Estimates."

TABLE 13

HOUSEHOLD POPULATION, HOUSEHOLD, AND HOUSING UNIT GROWTH
Stanislaus County Unincorporated Areas
1980-1991

Year	Household Pop.	Annual % Growth	# of HHs	Annual % Growth	Total Housing Units	Annual % Growth	Persons Per Household
APR. 1980	92,572	-	31,636	-	34,142	-	2.93
Jan. 1981	91,719	- .92%	31,302	-1.06%	33,825	- .93%	2.93
Jan. 1982	90,536	- 1.29%	30,791	-1.63%	33,475	-1.03%	2.94
Jan. 1983	91,426	.98%	30,636	- .50%	33,503	.08%	2.98
Jan. 1984	91,261	- .18%	30,337	- .98%	33,084	-1.25%	3.01
Jan. 1985	92,195	1.02%	30,594	.85%	33,372	.87%	3.01
Jan. 1986	94,210	2.19%	31,529	3.06%	33,777	1.21%	2.99
Jan. 1987	95,743	1.63%	31,914	1.22%	33,901	.37%	3.00
Jan. 1988	97,648	1.99%	32,508	1.86%	34,425	1.55%	3.00
Jan. 1989	96,857	- .81%	32,187	- .99%	34,748	.94%	3.01
Jan. 1990	93,533	- 3.43%	30,598	-4.94%	32,425	-6.69%	3.06
APR. 1990	94,683		30,830		32,652		3.07
Jan. 1991	96,515	3.19%	31,361	2.49%	33,068	1.98%	3.08
Apr.80-90	2,111	+2.28%	-806	-2.55%	-1,490	-4.36%	+4.78%

Sources: 1980 and 1990 data are from the Census Bureau. The 1981-1991 data are from Department of Finance: Report E-5, "Stanislaus County Population and Housing Estimates."

NOTE: The January 1990 and 1991 E-5 Reports are based on the 1990 Census results. The 1981 to 1989 estimates were printed in May 1990.

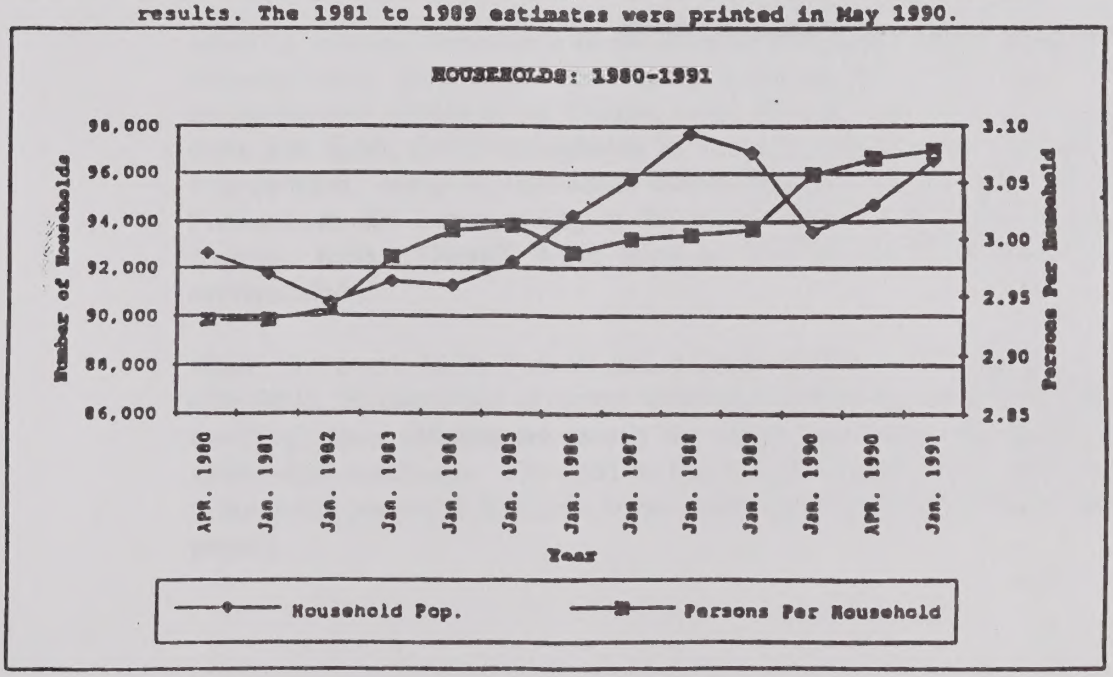


TABLE 14

SUMMARY OF RESIDENTIAL BUILDING PERMIT ACTIVITY

1986 - 1991

Type of Construction	Number of Units	Percent of Total
Single-family units	2,359	57.2%
Duplex units	202	4.8%
Apartment units	99	2.4%
Move-in units	177	4.2%
Mobile Homes in parks	341	8.4%
Mobile Homes on private lots	951	23.0%
Total Construction	4,129	100.0%

Source: Stanislaus County Planning Department

C. HOUSING QUALITY

The condition of the County's housing stock can be characterized by age, physical condition in relation to health and safety standards, and market value. Dwelling units whose market value fails to keep pace with other units comparable in age may be in a state of deteriorating or substandard condition. Identification of marginal neighborhoods where the state of deterioration is growing may indicate a need for preventive measures to halt neighborhood decline.

The Stanislaus County Planning Department completed a Housing Conditions Survey in 1991, funded by a Community Development Block Grant. Figure III-1 indicates that of the 14,564 units visually surveyed by County Staff, 53% qualify for rehabilitation (moderate or substantial). The complete Housing Conditions Survey is included herein as Appendix D.

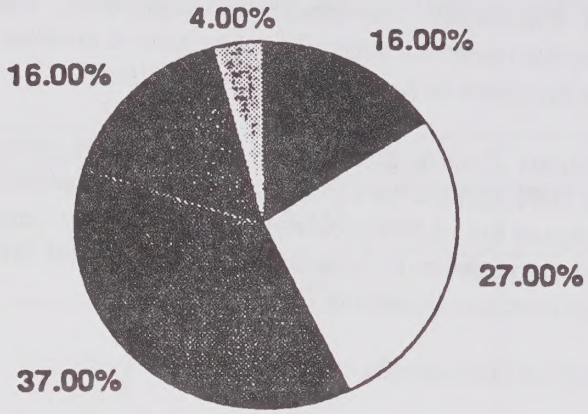
Overcrowded Households

Overcrowded households are defined by the 1990 Census as those having more than one person per room, excluding bathrooms and kitchen. Overcrowding usually reflects one of three conditions: (1) a family or household inhabiting too small a dwelling; (2) a family living with extended family members; or (3) a family renting inadequate living space to non-family members (see Table 15 for information about household type & size).

Table 16 presents information on the number of overcrowded households for the unincorporated portions of the County based on the 1990 Census. For the unincorporated portion of the County, 1,662 (8%) households in owner occupied units and 2,384 (23%) households in renter occupied units are classified as overcrowded. Many of these renter households are exceptionally large families. Furthermore, the overcrowding in the rental units is worse than in the owner occupied units. Overall, 4,046 units or 13% of all the occupied units are overcrowded.

There also seems to be a direct link between overcrowding and housing being affordable. Homeowners or renters with large families are unable to afford larger dwellings; thus, children are usually the largest percentage of persons living in substandard conditions. The aged on fixed incomes and young adults, unable to make rental payments or secure home loans, sometimes reside longer with their parents.

Condition of Units



Sound | Minor | Moderate | Substantial | Dilapidated

Surveyed Units	11,832	Sound:	2,294	(16%)
		Minor:	3,992	(27%)
Mobilehome Park		Moderate:	5,384	(37%)
Units (see Table 2)	2,732	Substantial:	2,354	(16%)
		Dilapidated:	540	(4%)
Total	14,564	Total	14,564	(100%)

Stanislaus County Housing Element

Condition of Housing Units

Stanislaus County, California

Figure III-1

Harland Bartholomew & Associates

TABLE 15

HOUSEHOLD TYPE AND SIZE
Stanislaus County
1990

	UNINCORPORATED AREAS			INCORPORATED AREAS			STANISLAUS COUNTY		
	Number of HHs	% of HH Type	% of All HHs	Number of HHs	% of HH Type	% of All HHs	Number of HHs	% of HH Type	% of All HHs
Family Households									
2 Persons	8,646	35.41%	28.04%	24,752	35.42%	26.18%	33,398	35.41%	26.64%
3 Persons	5,062	20.73%	16.42%	15,808	22.62%	16.72%	20,870	22.13%	16.65%
4 Persons	5,034	20.62%	16.33%	15,886	22.73%	16.80%	20,920	22.18%	16.69%
5 Persons	2,908	11.91%	9.43%	7,677	10.98%	8.12%	10,585	11.22%	8.44%
6 Persons	1,399	5.73%	4.54%	3,106	4.44%	3.29%	4,505	4.78%	3.59%
7 or More	1,367	5.60%	4.43%	2,661	3.81%	2.81%	4,028	4.27%	3.21%
Family Household Total	24,416	100.00%	79.20%	69,890	100.00%	73.92%	94,306	100.00%	75.22%
Persons Per Family Household*	3.55			3.41			3.45		
Persons Per Family	3.44			3.32			3.35		
Nonfamily Households									
1 Person	5,219	81.37%	16.93%	19,675	79.80%	20.81%	24,894	80.12%	19.86%
2 Persons	900	14.03%	2.92%	3,851	15.62%	4.07%	4,751	15.29%	3.79%
3 Persons	162	2.53%	.53%	729	2.96%	.77%	891	2.87%	.71%
4 Persons	84	1.31%	.27%	265	1.07%	.28%	349	1.12%	.28%
5 Persons	26	.41%	.08%	87	.35%	.09%	113	.36%	.09%
6 Persons	8	.12%	.03%	33	.13%	.03%	41	.13%	.03%
7 or More	15	.23%	.05%	15	.06%	.02%	30	.10%	.02%
Nonfamily Household Total	6,414	100.00%	20.80%	24,655	100.00%	26.08%	31,069	100.00%	24.78%
Persons Per Nonfamily HH	1.27			1.27			1.27		
HOUSEHOLD TOTAL	30,830		100.00%	94,545		100.00%	125,375		100.00%
Persons Per Household	3.07			2.86			2.91		

Source: Bureau of the Census: 1990 Summary Tape File 1
*Includes nonrelatives

TABLE 16

PERSONS PER ROOM IN OCCUPIED HOUSING UNITS
Stanislaus County Unincorporated and Incorporated Areas
1980 and 1990

	UNINCORPORATED AREAS				INCORPORATED AREAS			
	1980 Census		1990 Census		1980 Census		1990 Census	
Persons Per Room	Number of Occupied Units	% of Units	Number of Occupied Units	% of Units	Number of Occupied Units	% of Units	Number of Occupied Units	% of Units
All Occupied Housing Units								
1.00 or less	29,072	91.90%	26,784	86.88%	59,794	94.85%	85,317	90.24%
1.01 to 1.50	1,619	5.12%	2,041	6.62%	2,033	3.22%	4,676	4.95%
1.51 or more	945	2.99%	2,005	6.50%	1,212	1.92%	4,552	4.81%
1.01 or more	2,564	8.10%	4,046	13.12%	3,250	5.16%	9,228	9.76%
Totals	31,636	100.00%	30,830	100.00%	63,039	100.00%	94,545	100.00%
Owner Occupied Housing Units								
1.00 or less	19,898	94.60%	18,836	91.89%	36,826	96.75%	52,619	94.59%
1.01 to 1.50	755	3.59%	923	4.50%	842	2.21%	1,780	3.20%
1.51 or more	380	1.81%	739	3.61%	394	1.04%	1,232	2.21%
1.01 or more	1,135	5.40%	1,662	8.11%	1,236	3.25%	3,012	5.41%
Totals	21,033	100.00%	20,498	100.00%	38,062	100.00%	55,631	100.00%
Renter Occupied Housing Units								
1.00 or less	9,174	86.52%	7,948	76.93%	22,968	91.96%	32,698	84.03%
1.01 to 1.50	864	8.15%	1,118	10.82%	1,191	4.77%	2,896	7.44%
1.51 or more	565	5.33%	1,266	12.25%	818	3.28%	3,320	8.53%
1.01 or more	1,429	13.48%	2,384	23.07%	2,009	8.04%	6,216	15.97%
Totals	10,603	100.00%	10,332	100.00%	24,977	100.00%	38,914	100.00%

Source: Bureau of the Census, 1980 and 1990 Summary Tape File 1

D. VACANCY RATES

A comparison between 1980 and 1990 vacancy rates indicates a marked decrease for both rental and sale housing units. At the time of the 1990 Census, available housing units declined by 806 units. As a result of the annexation programs by cities, an overall decrease in total housing units in the unincorporated area has occurred. As shown on Table 17, the vacancy rate declined from 7.34% in 1980 to 5.16% in 1991. Table 18 shows types of vacant units.

TABLE 17

ANNUAL VACANCY RATES
Stanislaus County Unincorporated Areas
1980 - 1991

Year	Total Housing Units	Occupied Housing Units	# of Vacant Units	% Vacant
Apr-80	34,142	31,636	2,506	7.34
Jan-81	33,825	31,302	2,523	7.46
Jan-82	33,475	30,791	2,684	8.02
Jan-83	33,503	30,636	2,867	8.56
Jan-84	33,084	30,337	2,747	8.30
Jan-85	33,372	30,594	2,778	8.32
Jan-86	33,777	31,529	2,248	6.66
Jan-87	33,901	31,914	1,987	5.86
Jan-88	34,425	32,508	1,917	5.57
Jan-89	34,478	32,187	2,291	7.37
Jan-90	32,425	30,598	1,827	5.63
Apr-90	32,652	30,830	1,822	5.58
Jan-91	33,068	31,361	1,707	5.16

Sources: April 1980 and 1990 data are from the Census; the other data are from Department of Finance: Report E-5, "Stanislaus Population and Housing Estimates."

NOTE: The 1981 to 1989 data were printed in 1990. The 1990 and 1991 data are based on the results of the 1990 Census.

TABLE 18

DETAILED FEATURES OF VACANCIES
Stanislaus County
Unincorporated and Incorporated Areas
1990

Vacant Housing Units	Unincorporated Areas	Incorporated Areas
Total Vacant	1,822	4,830
For Sale Only	273	1,469
For Rent	414	2,055
Held for Seasonal and Occasional Use	250	566
For Migrant Farm Workers	118	145
Rented or Sold Not Yet Occupied	197	31
Other Vacant	570	564

Source: Bureau of the Census, 1990 summary Tape File 11

IV. HOUSING NEEDS

A. HOUSEHOLD INCOME AND HOUSING COSTS

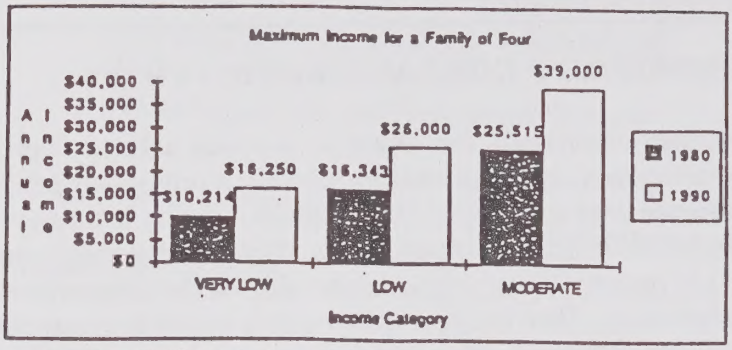
Whether a household can afford to purchase a house depends on many factors including base costs, interest rates, inflation, mortgage availability, property tax rates, and income tax advantages. Affordable housing is a measure of the percentage of families with income high enough to afford the cost factors required for a median-priced house. Many of the households in the unincorporated area are already homeowners. Their equity in these existing homes increases their ability to purchase newer, larger homes. Affordable housing remains a major issue for renters intending to purchase a house for the first time.

In evaluating affordable housing, households are divided into four income categories relative to the median household income for Stanislaus County. The 1991 median income as determined by the Housing and Urban Development Department (HUD) for Stanislaus County was estimated to be $34,500 for a family of four. The following illustrates how the four income categories are divided:

Very Low-Income:	Households earning 50% or less of the median area income.
Low-Income:	Households earning between 50% and 80% of the area median income.
Moderate-Income:	Households earning between 80% and 120% of the area median income.
Above Moderate-Income:	Households earning above 120% of the area median income.

The area median income for a family of four in Stanislaus County increased from $20,429 in 1980 to $32,500 in 1990, for a 63% increase over the ten-year period. Table 19 compares 1980 and 1990 maximum income limits for a family of four.

TABLE 19
MAXIMUM INCOME LIMITS
1980 and 1990



Source: 1980-1990 HUD Median Income Limits for Stanislaus County

In determining affordable housing, HUD guidelines stipulate that a household should not spend more than 30% of its gross income on housing needs. Households paying more than 30% of their annual income on housing are determined by HUD as needing housing assistance. Table 20 illustrates affordable housing by income category for a family of four.

TABLE 20

AFFORDABLE HOUSING GUIDELINES BY INCOME CATEGORY, 1990

Category	Income Range (Family of Four)	Maximum Rent or Mortgage*	Maximum Home Loan
Very Low	up to $16,250	up to $406	$48,750
Low	$16,250 to $26,000	$406 to $650	78,000
Moderate	$26,000 to $39,000	$650 to $975	117,000
Above Moderate	$39,000+	$975+	117,000+

Source: HUD 1990 Median Income Limits and City of Modesto, Housing Element Technical Appendix, 1991
*Not to exceed 30% of monthly income.

Table 21 clearly shows a decrease of very low- and low-income housing units in the ownership category, and a decrease in rental opportunity for the same income group. Income limits by income category and size are shown in Table 22.

TABLE 21

FINANCIAL CHARACTERISTICS OF SPECIFIED HOUSING UNITS
Stanislaus County
Unincorporated and Incorporated Areas
1980 - 1990

	Unincorporated Areas				Incorporated Areas			
	1980		1990		1980		1990	
Specified Owner Occupied Housing Units*								
Value	N	%	N	%	N	%	N	%
Less Than $50,000	6,525	48.07%	1,154	8.96%	10,184	30.18%	1,096	2.24%
$50,000 to 99,000	4,613	33.98%	4,750	36.86%	20,840	61.77%	12,533	25.62%
$100,000 to $149,999	1,568	11.55%	2,615	20.29%	2,143	6.35%	21,062	43.05%
$150,000 to $199,999	525	3.87%	1,807	14.02%	425	1.26%	9,413	19.24%
$200,000 or more	344	2.53%	2,560	19.87%	148	.44%	4,819	9.85%
TOTAL	13,575	100.00%	12,886	100.00%	33,740	100.00%	48,923	100.00%
MEDIAN VALUE								
STANISLAUS COUNTY	$60,100		$124,300					
Specified Renter Occupied Housing Units**								
Contract Rent	N	%	N	%	N	%	N	%
Less than $100	953	11.70%	144	1.74%	1,916	7.87%	202	.53%
$100 to $199	3,758	46.15%	661	7.98%	7,825	32.15%	2,517	6.55%
$200 to $299	2,093	25.70%	1,575	19.02%	10,329	42.44%	3,856	10.04%
$300 to $399	409	5.02%	2,196	26.52%	3,386	13.91%	9,071	23.62%
$400 to $499	072	.88%	1,501	18.13%	263	1.08%	10,862	28.29%
$500 or more	039	.48%	1,189	14.36%	146	.60%	11,237	29.26%
No Cash Rent	819	10.06%	1,015	12.26%	472	1.94%	654	1.70%
TOTAL	8,143	100.00%	8,281	100.00%	24,337	100.00%	38,399	100.00%
MEDIAN RENT								
STANISLAUS COUNTY	$208		$417					

Source: Bureau of the Census: 1980 and 1990 Summary Tape File 1

*According to the Census Bureau (1991): "Specified owner-occupied and specified vacant-for-sale-only housing unit include only one-family houses on less than 10 acres without a business or medical office on the property. The data for specified units exclude mobile homes, homes with a business or medical office, houses on 10 or more acres, and housing units in multi-unit buildings."

**According to the Census Bureau (1991): "Specified renter-occupied and specified vacant-for-rent units exclude one-family houses and mobile homes on 10 or more acres."

TABLE 22

1991 INCOME LIMITS BY INCOME CATEGORY AND SIZE

Number of Person(s)	Very Low Income	Low Income	Median Income	Moderate Income
1	$12,100	$19,300	$24,150	$29,000
2	$13,800	$22,100	$27,600	$33,100
3	$15,500	$24,850	$31,050	$34,500
4	$17,250	$27,600	$34,500	$41,400
5	$18,650	$29,800	$37,250	$44,700
6	$20,000	$32,000	$40,000	$48,000
7	$21,400	$34,200	$42,800	$51,350
8	$22,750	$36,450	$45,500	$54,650

Source: HUD Family Income Limits, April 1991, for Stanislaus County

Conclusions

Based on more detailed analyses of housing needs presented in other sections of the 1992 Housing Element, the County makes the following conclusions or findings regarding unmet needs:

Affordable Housing

- Affordable housing is the most serious housing problem in Stanislaus County today.

- Over the past 20 years, home prices have increased much more rapidly than household incomes, making home ownership more difficult. Rents have also risen faster than incomes throughout the 1970's and 1980's, although not as dramatically as home prices.

- Based on a 1991 survey by the National Association of Home Builders, only about 20% of all homes in Modesto could be afforded by the median income family ($32,500) at the prevailing mortgage interest rate of 9.25%.

- There is a need for more affordable housing in Stanislaus County.

Overpayment

- In 1990, about 35% of homeowners in Stanislaus County spent 25% or more of household income on mortgage payments and other costs of home ownership.

- Nearly 57% of renters in Stanislaus County in 1990, spent 25% or more of household income on gross rent.

- There is a need for more affordable housing--especially rental units-- in Stanislaus County.

Overcrowding

- The incidence of overcrowding in unincorporated Stanislaus County increased from approximately 8% in 1980 to 13% in 1990.

- For rental units, the increase in overcrowding was even more dramatic, jumping from 13% in 1980 to 23% in 1990.

- Approximately 8% of owner-occupied units were overcrowded in 1990.

- Severe overcrowding appears to be the result of large families living in small rental units.

- There is a need for an increased supply of low-cost rental units with 3 or more bedrooms.

Housing Conditions

- Based on a 1991 survey of housing conditions, only 16% of the housing units in unincorporated Stanislaus County are in sound condition. Approximately 27% need minor repair; 37% need moderate rehabilitation; and 16% need substantial rehabilitation. The remaining 4% are beyond repair.

- There is a need for rehabilitation programs throughout the County, especially in unincorporated areas adjacent to the cities of Modesto, Turlock, Riverbank and Ceres, and in the unincorporated communities of Empire and Salida.

B. SPECIAL NEEDS HOUSING

A comprehensive housing strategy must consider the needs of households of certain disadvantaged groups whose special housing needs may be overlooked in the marketplace. Such households include the elderly, the handicapped, families with female-headed households, large families, the homeless and farm workers. In

general, many of the housing problems encountered by one of these groups is also felt by another group. Many of these people are of very low-, low-, or moderate-income and have financial difficulties securing a home or renting a large enough unit to accommodate their needs. The handicapped and elderly often have problems of accessibility, not only within their private residences, but in public buildings and public transportation facilities. This section will address the special problems of each of these groups. The major provider of special housing is the Stanislaus County Housing Authority (SCHA). Figure IV-1 identifies SCHA housing unit inventory as of 1991.

1. The Elderly

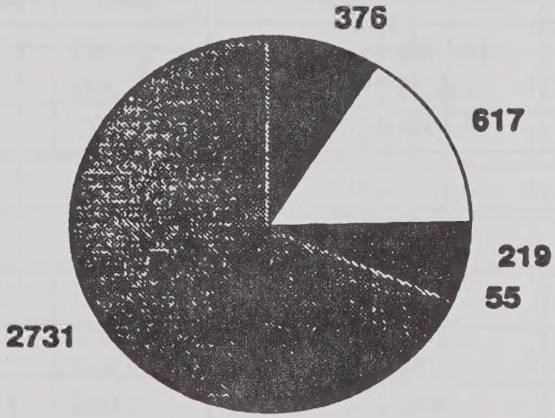
Special Needs. A high incidence of limited incomes and physical constraints makes the elderly a group with special housing needs. Since the elderly often live alone and have limited mobility, housing units best suited to their needs are smaller units located near public transportation, medical facilities, shopping and other services. Security is also a concern for the elderly, primarily because they often are more vulnerable to crime. The elderly often require special design considerations such as ramps and handrails to assist mobility. Retirement complexes and convalescent homes offer alternative housing choices, but most of the elderly live in independent residences, often in substandard condition.

Population. Based on the U.S. Census, approximately 10,800 persons age 65 and older lived in the unincorporated area of Stanislaus County in 1990. That represents approximately 11% of the total unincorporated population (see Table 23 for information on population of 60 years of age and older for the entire county.)

Number of Households. The 1990 U.S. Census estimated that 7,180 of the total 30,830 households in unincorporated Stanislaus County were headed by persons over the age of 65 (See Table 24). The proportion of elderly households in the unincorporated area is 23%, which is considerably higher than 20% county-wide and 19% in the incorporated areas of the County.

Tenure. Table 24 shows tenure by age of householder for the unincorporated areas of Stanislaus County and for the County as a whole. Of the total 7,180 elderly householders in unincorporated Stanislaus County, approximately 86% were homeowners and 14% rented. That compares with 76% homeowners and 24% renters county-wide, and 71% homeowners and 29% renters in the incorporated areas.

SCHA Inventory Available – 3998 Total Units



Farm Labor Housing	Public Housing	Migrant Housing	Aftercare Housing	Section 8 Housing

Stanislaus County Housing Element

SCHA Housing Inventory

Stanislaus County, California

Figure IV-1

Harland Bartholomew & Associates

TABLE 23

POPULATION 60 YEARS OF AGE AND OLDER
STANISLAUS COUNTY
1980 AND 1990

	1980 CENSUS			1990 CENSUS		
	Number	% of County Pop.	% of County Pop 60+	Number	% of County Pop.	% of County Pop 60+
Total 60+	40,403	15.19%	100.00%	53,483	14.43%	100.00%
Male	17,597	6.62%	43.55%	22,808	6.16%	42.65%
Female	22,806	8.58%	56.45%	30,675	8.28%	57.35%
By Age Group						
60 to 61 Years						
Total	4,706	1.77%	11.65%	5,353	1.44%	10.01%
Male	2,145	.81%	5.31%	2,447	.66%	4.58%
Female	2,561	.96%	6.34%	2,906	.78%	5.43%
62 to 64 Years						
Total	6,514	2.45%	16.12%	8,036	2.17%	15.03%
Male	2,974	1.12%	7.36%	3,724	1.01%	6.96%
Female	3,540	1.33%	8.76%	4,312	1.16%	8.06%
65 to 74 Years						
Total	17,836	6.71%	44.15%	23,408	6.32%	43.77%
Male	8,179	3.08%	20.24%	10,405	2.81%	19.45%
Female	9,657	3.63%	23.90%	13,003	3.51%	24.31%
75 to 84 Years						
Total	8,690	3.27%	21.51%	12,818	3.46%	23.97%
Male	3,500	1.32%	8.66%	5,080	1.37%	9.50%
Female	5,190	1.95%	12.85%	7,738	2.09%	14.47%
85 Years +						
Total	2,657	1.00%	6.58%	3,868	1.04%	7.23%
Male	799	.30%	1.98%	1,152	.31%	2.15%
Female	1,858	.70%	4.60%	2,716	.73%	5.08%

TABLE 24

TENURE BY AGE OF HOUSEHOLDER
Stanislaus County, 1990

OWNER OCCUPIED	Unincorporated Areas			Stanislaus County	
	Number of Households	Percent of Total		Number of Households	Percent of Total
15 to 24 years	228	1.1		1,156	1.5
25 to 34 years	2,389	11.7		13,044	17.1
35 to 44 years	3,926	19.1		17,763	23.3
45 to 54 years	4,035	19.7		13,531	17.8
55 to 64 years	3,770	18.4		11,827	15.5
65 to 74 years	3,681	18.0		11,230	14.8
75 years & over	2,469	12.0		7,578	10.0
TOTAL	20,498	100.0		76,129	100.0
RENTER OCCUPIED					
15 to 24 years	1,104	10.7		5,997	12.2
25 to 34 years	3,283	31.8		16,411	33.3
35 to 44 years	2,628	25.4		11,444	23.2
45 to 54 years	1,313	12.7		5,778	11.7
55 to 64 years	974	9.4		3,530	7.2
65 to 74 years	593	5.7		3,247	6.6
75 years & over	437	4.2		2,839	5.8
TOTAL	10,332	100.0		49,246	100.0

Source: U.S. Bureau of the Census, 1990

Income. The 1990 U.S. Census estimated that approximately 786 persons age 65 and over in unincorporated Stanislaus County have incomes below the poverty level. This represents about 7% of the total approximately 10,800 elderly persons living in the unincorporated area. Based on the same percentage, if we assume that 7% of the elderly households need housing assistance, then approximately 503 households headed by persons age 65 and over need some type of housing assistance.

Types of Assistance. Three main types of housing assistance will best meet the needs of the elderly citizens of unincorporated Stanislaus County:

1. Section 8 rental assistance to elderly households on limited incomes.

2. The production of additional one-bedroom units specifically designed for elderly households.

3. Low-interest loans or grants for rehabilitation of housing for elderly households.

Available Resources. Local agencies that provide services for the elderly in Stanislaus County include the Area Agency on Aging and the Salvation Army, both of which are located in Modesto. Programs for the elderly include the Senior Opportunity Service Program and the Catholic Charities Homemaker Ombudsman Program. Housing assistance is available through the Stanislaus County Housing Authority, which operates the Section 8 program for this area, as well as housing rehabilitation programs for some unincorporated communities; and, the Stanislaus County Department of Social Services, which offers home repair assistance when funding is available.

2. <u>The Disabled/Handicapped</u>

Disabled individuals often require special access and design features within their housing units. Like the elderly, they also may need aid to travel to and from public facilities. California Administrative Code, Title 24 requires all public buildings be accessible to the public; they must meet architectural standards such as rampways, large door widths and restroom modifications enabling free access for the handicapped.

The definition of a "handicapped" or "disabled" person as contained in Section 22511.5 of the California Administrative Code for vehicle and building code enforcement is as follows:

a. Any person who has lost, or has lost the use of, one or more lower extremities or both hands, or who has significant limitation in the use of lower extremities, or who has a diagnosed disease or disorder which substantially impairs or interferes with mobility, or who is so severally disabled as to be unable to move without the aid of an assistance device.

b. Any person who is blind to such an extent that the person's central visual acuity does not exceed 20/200 in the better eye, with corrective lenses, as measured by the Snellen test, or visual acuity that is greater than 20/200, but with a limitation in the field of vision such that the widest diameter of the visual field subtends an angle greater than 20 degrees.

c. Any person who suffers from lung disease to such an extent that his/her forced (respiratory) expiratory volume when measured for one second by spirometry is less than one liter or his/her arterial oxygen tension (p02) is less than 60 mm/Hg on room air at rest.

d. Any person who is impaired by cardiovascular disease to the extent that his/her functional limitations are classified in severity as Class III or Class IV according to standards accepted by the American Heart Association.

The 1990 Census data on the number of handicapped or disabled persons is unavailable at this time. However, the State of California, Department of Rehabilitation tracks data regarding the number of persons (ages 16 to 64) with disabilities in Stanislaus County and California. Their most recent data is from a Statewide survey dated April 1982, which contains estimates of persons with disabilities by type. They are currently updating their data and the results will be available in early 1992. Until that information is available, the Department recommends that communities adjust the 1982 survey figures by 2 percent annually to estimate the current number of persons with disabilities. In order to establish the most accurate data, an annual growth rate of 3.4 percent was chosen for Stanislaus County. Stanislaus County was one of the fastest growing areas and exceeded the State average growth rate for 1980-1990.

As shown on Table 25, approximately 30,886 persons in Stanislaus County had some type of physical or mental disability in 1991. Mental disabilities include psychiatric and organic illness such as organic brain disorders resulting from Alzheimer's disease or AIDS-related infections. The 1990 Census provides the number of individuals who are institutionalized with psychiatric disabilities. Table 26 shows the number of individuals who are institutionalized in Stanislaus County.

3. Female Heads of Household

According to the 1990 Census, the unincorporated area of Stanislaus County had a total of 3,106 female-headed households. This figure represents 9.3% of the total family households within the County. This would not seem to pose a housing problem, yet female-headed households comprise almost 42% of all families below the poverty level. These low-income households find it increasingly difficult to find adequate housing since their limited incomes often restrict their ability to rent or own large enough dwellings to accommodate their children. Also due to high poverty levels, female heads of households often spend more on immediate needs such as food, clothing, transportation, and medical care than on maintaining their dwelling. This results in living units falling into disrepair.

TABLE 25

DISABLED PERSONS AGES 16-64 IN STANISLAUS COUNTY DURING 1991

Type of Disability	Stanislaus County
Blind*	324
Deaf*	162
Other Sensory*	716
Cardiovascular*	4,850
Respiratory*	1,865
Digestive*	797
Mental Retardation	1,446
Alcohol/Drug	1,540
Emotional Problems	1,675
Muscular/Skeletal*	13,214
Neurological*	1,946
Other Conditions	2,351
TOTAL	**30,886**

***Indicates physical disabilities**

Source: (data derived from the State Dept. of Rehabilitation survey, April 1982 and the City of Modesto Draft Housing Element.)

TABLE 26

PERSONS IN GROUP QUARTERS
Stanislaus County
Unincorporated and Incorporated Areas
1990

	UNINCORPORATED AREAS		INCORPORATED AREAS	
	NUMBER	% OF TOTAL IN GROUP QUARTERS	NUMBER	% OF TOTAL IN GROUP QUARTERS
INSTITUTIONALIZED PERSONS:				
CORRECTIONAL INSTITUTIONS	368	28.71%	741	16.19%
NURSING HOMES	245	19.11%	2,466	53.88%
MENTAL (PSYCHIATRIC) HOSPITALS	0	0%	256	5.59%
JUVENILE INSTITUTIONS	31	2.42%	117	2.56%
OTHER INSTITUTIONS	14	1.09%	172	3.76%
OTHER PERSONS IN GROUP QUARTERS:				
COLLEGE DORMITORIES				
MILITARY QUARTERS	123	9.59%	26	.57%
EMERGENCY SHELTERS FOR HOMELESS	0	0%	0	0%
VISIBLE IN STREET LOCATIONS	93	7.25%	306	6.69%
OTHER NONINSTITUTIONAL GROUP QUARTERS	6	.47%	38	.83%
	402	31.36%	455	9.94%
TOTAL	**1,282**	**100.00%**	**4,577**	**100.00%**

Source: U.S. Bureau of the Census, 1990 Summary Tape File 1A

Families with female heads of households experience a high incidence of poverty not only in this County, but generally statewide. For Stanislaus County, the incidence of poverty among families headed by women was greater in the unincorporated areas than the cities.

4. Large Households

Special Needs. Many large households face difficulty finding housing because of the relative scarcity and high cost of large units. Based on the 1990 U.S. Census, only 10% of the occupied housing units in unincorporated Stanislaus County had four or more bedrooms, and just 16% of those were rental units.

Number of Households. Large households are defined by the State Department of Housing and Community Development as households having five or more persons. As shown on Table 27, unincorporated Stanislaus County had a total of 5,723 large households in 1990, representing about 19% of all households. Of those large households, 3,190 (56%) lived in owner-occupied units and 2,533 (44%) were renters. By comparison, there were only 512 rental units with four or more bedrooms, suggesting that large renter households have a hard time finding large units to accommodate them.

Table 27 also shows that the average number of persons per unit increased from 2.93 in 1980 to 3.07 in 1990, indicating a trend toward larger households in Stanislaus County. In fact, the percentage of households having five or more persons increased from 16% to 19% over the same time period.

Housing Strategies. To encourage the production of additional rental units for large families, the County could offer a density bonus to developers who build units with four or five bedrooms. The County should also consider waiving fees or expediting the permit process for housing designed for large families, as well as allowing room additions through housing rehabilitation programs.

5. Farm Workers

Stanislaus County places farm workers into two categories: (1) those regular or year-round farm laborers employed for more than 150 days annually, and (2) those seasonal and migrant farm workers who travel more than 50 miles across County lines to obtain agricultural employment and reside in the County approximately six months of the year.

TABLE 27

TENURE BY PERSONS IN OCCUPIED UNITS
Stanislaus County Unincorporated and Incorporated Areas
1980 and 1990

	Unincorporated Areas						Incorporated Areas					
Persons in Unit	Total Occupied Housing Units	% of Total Occupied Housing Units	Owner Occupied Units	% of Total Owner Occupied Units	Renter Occupied Units	% of Total Renter Units	Total Occupied Housing Units	% of Total Occupied Housing Units	Owner Occupied Units	% of Total Owner Occupied Units	Renter Occupied Units	% of Total Renter Units
1980 CENSUS												
1 Person	5,516	17.44%	3,260	15.48%	2,256	21.32%	14,325	22.72%	5,979	15.72%	8,346	33.39%
2 Persons	10,525	33.27%	7,629	36.24%	2,896	27.36%	20,183	32.02%	13,208	34.72%	6,975	27.90%
3 Persons	5,609	17.73%	3,617	17.18%	1,992	18.82%	11,051	17.53%	6,835	17.97%	4,216	16.87%
4 Persons	4,982	15.75%	3,327	15.80%	1,655	15.64%	10,165	16.12%	7,205	18.94%	2,960	11.84%
5 Persons	2,658	8.40%	1,788	8.49%	870	8.22%	4,393	6.97%	3,022	7.94%	1,371	5.48%
6 Or More Persons	2,346	7.42%	1,432	6.80%	914	8.64%	2,922	4.64%	1,793	4.71%	1,129	4.52%
Total	31,636	100.00%	21,053	100.00%	10,583	100.00%	63,039	100.00%	38,042	100.00%	24,997	100.00%
Persons/Owner Unit	2.91						2.86					
Persons/Rental Unit	2.96						2.45					
Persons/Occupied Unit	2.93						2.70					
1990 CENSUS												
1 Person	5,219	16.93%	3,433	16.75%	1,786	17.29%	19,675	20.81%	9,487	17.05%	10,188	26.18%
2 Persons	9,546	30.96%	7,283	35.53%	2,263	21.90%	28,603	30.25%	18,750	33.70%	9,853	25.32%
3 Persons	5,224	16.94%	3,340	16.29%	1,884	18.23%	16,537	17.49%	9,594	17.25%	6,943	17.84%
4 Persons	5,118	16.60%	3,252	15.86%	1,866	18.06%	16,151	17.08%	10,286	18.49%	5,865	15.07%
5 Persons	2,934	9.52%	1,698	8.28%	1,236	11.96%	7,764	8.21%	4,556	8.19%	3,208	8.24%
6 Or More Persons	2,789	9.05%	1,492	7.28%	1,297	12.55%	5,815	6.15%	2,958	5.32%	2,857	7.34%
Total	30,830	100.00%	20,498	100.00%	10,332	100.00%	94,545	100.00%	55,631	100.00%	38,914	100.00%
Persons/Owner Unit	2.92						2.87					
Persons/Rental Unit	3.37						2.83					
Persons/Occupied Unit	3.07						2.86					

Source: U.S. Bureau of the Census: 1980 and 1990 Summary Tape File 1

Statistics concerning the number of farm workers employed in Stanislaus County were not available in the 1990 Census. Stanislaus County Economic Development Corporation's Statistical Update of April 1991 indicates that 10.07% of the labor force or more than 14,000 persons are employed in the agricultural community. Table 28 identifies total Farm Labor Housing and Migrant Housing in Stanislaus County. Table 29 estimates farm worker housing needs to 1997. There is no differentiation between seasonal and year-round workers.

TABLE 28

FARM LABOR AND MIGRANT HOUSING
Stanislaus County Housing Authority Inventory
1992

LOCATION OF FARM LABOR HOUSING	Number of Units	% of Units
Westley: FmHA Units	85	22.61%
Westley: Mobile Homes/Trailers	20	5.32%
Ceres	104	27.66%
Modesto	91	24.20%
Patterson	76	20.21%
TOTAL	**376**	**100.00%**

Source: Stanislaus County Housing Authority

TABLE 29

ASSUMED FARM WORKER HOUSING NEEDS, 1990-1997

Stanislaus County Housing Authority Inventory
1992

STANISLAUS COUNTY AND CITIES

	1990 Existing Housing Units (1)*			1990-97 Replacement Needs*		
City	Total Housing Units	Year-Round Housing Units	Seasonal (3) Housing Units	"A" Year-Round (4) Housing Units	"B" Seasonal (5) Housing Units	Total (6) Construct. Needs
Ceres	103	103	0	1.6	0	74
Hughson	0	0	0	0	0	16
Modesto	91	91	0	1.4	0	244
Newman	0	0	0	0	0	27
Oakdale	0	0	0	0	0	23
Patterson	121	76	45	1.1	45	66
Riverbank	0	0	0	0	0	28
Turlock	0	0	0	0	0	115
Waterford	0	0	0	0	0	7
Uninorp	254(2)	85	169	1.3	43	90
TOTAL	**569**	**355**	**214**	**5.4**	**88**	**693(7)**

Current Year-Round Housing Needs = 600 Housing Units

(1) Stanislaus County Housing Authority, October 8, 1990
(2) Empire @ 77 seasonal units, Westley @ 85 year-round and 92 seasonal units.
(3) Units available between May 1 and October 30
(4) (Year-Round Housing Units) x (.002 annual removal rate) x (7.5 years).
(5) Housing Authority schedule for replacement.
(6) Jurisdiction's 1990-97 Basic Construction Needs divided by 28,915) x 600 = Jurisdiction's share of the 600 need + "A" + "B" = Total Construction Needs.
(7) Total does not add due to rounding.

*Provision of these farm worker housing units is the responsibility of the Stanislaus County Housing Authority. Local agencies will assist the Housing Authority in meeting the farm worker housing need.

Source: Housing Needs Report, Stanislaus County and Cities, SAAG 1990-1997

As in the case for most low-income households, housing needs of farm workers far exceed government's ability to provide assistance. The Farmers Home Administration (FmHA) is the most important provider of permanent housing for farm workers, but FmHA assistance suffers from its own income qualifying standards and a shortage of staff and funds. The State HCD and Office of Migrant Services also supply housing assistance for farm workers. Because farm workers are usually low-income and their employment status is often tenuous, they are unable to compete for housing on the open market. The housing that is available is often of substandard condition and located in areas of the community lacking adequate services. In relation to their low incomes, farm workers often overpay for substandard housing and live in crowded conditions. In Stanislaus County, farm workers are housed predominantly in farm labor camps owned and operated by the Stanislaus County Housing Authority and camps privately owned in the unincorporated areas. Housing shortages exist during peak seasonal labor periods, the months of July-September, when a large influx of migrant workers enter the work force.

Provisions which allow for the housing of farm workers include permanent residential buildings and mobile homes. Permits are issued with the stipulation that the occupant be employed on a full-time basis in conjunction with the farming operation. Both mobile homes and farm labor camps provide important housing for seasonal or year-round workers who may otherwise have a difficult time obtaining housing at an affordable price and within close proximity to their jobs.

According to the 1990 Regional Housing Needs Report developed by the Stanislaus County Area Association of Governments, a total construction of 90 units is needed for farm workers within the unincorporated areas of Stanislaus County from 1990-1997. This report states that the provision of "farm worker housing units is the responsibility of the Stanislaus County Housing Authority" and "Local agencies will assist the Housing Authority in meeting the farm worker housing needs."

6. Homeless Persons

Population. Since homeless persons do not have a permanent address and oftentimes are not accommodated in emergency shelter, attempts to count this population must rely on unorthodox procedures that are likely to undercount the population. In fact, the United States General Accounting Office in its report to congressional committees on the 1990 Census concluded that, "The chosen method of enumerating selected shelter and street locations at night result in an unknown number of the hidden homeless being missed and a lack of assurance that those counted were homeless and would not also be counted during other census operations." As a result, 1990 Census data on the homeless has limited value in assessing the extent of the homeless problem. It does provide a starting point, however, for analysis of the homeless population in Stanislaus County.

Corrected 1990 U.S. Census data estimates a total of 455 homeless persons in Stanislaus County, including 441 in homeless shelters and 14 homeless persons visible on streets. Of the total 455, approximately 32% (or 144 homeless persons) were counted in the unincorporated area of the County. Other sources have estimated that there are four or five times as many homeless persons in Stanislaus County.

United Way Project. At the local level, the most comprehensive analysis of the homeless population and service availability in Stanislaus County was conducted in 1990 as part of a project sponsored by United Way. Under the aegis of the Homeless and Affordable Housing Task Force established to spearhead the project, the Emergency and Transitional Shelter Subcommittee studied the homeless problem and reported its findings and recommendations. (See Appendix H for complete text of the report.)

The Emergency and Transitional Shelter Subcommittee estimated that there were about 2,000 homeless in Stanislaus County. This figure did not include the homeless individuals who received assistance through the AFDC Homeless Assistance Program or those individuals who received assistance for the mentally ill. The subcommittee also estimated that 50% of those homeless were single men age 18 to 60 years old, 40% were single adults (mostly women) with children, and 10% were families headed by two adults.

Most homeless people in unincorporated Stanislaus County live on the streets of south Modesto, which is an unincorporated area adjacent to city limits. Homeless persons probably live in rural parts of the County as well, finding shelter in cars, tents or vacant buildings. However, it is difficult to estimate the number of homeless individuals living under these conditions and no estimates are available at this time.

Service Gaps. Numerous services are currently available to homeless persons in Stanislaus County. However, the Emergency and Transitional Shelter Subcommittee identified gaps in those services and developed recommendations to eliminate those gaps.

As stated in its report of findings and recommendations (Appendix H), the task force subcommittee determined that services in the following areas are either nonexistent or inadequate for meeting the needs of homeless individuals and families in both emergency and transitional shelters:

- Children's services, including counseling, truancy prevention, recreational facilities and child care.

- Independent living skills such as parenting classes, money management instruction, and household management skills.

- Employment assistance, including job training and placement, non-traditional income opportunities and education opportunities.

- Substance abuse--prevention, intervention and treatment.

- Medical and dental care, including AIDS outreach, education and testing.

- Transportation, including county-wide public transportation and traveler's assistance.

- Case management to ensure that homeless persons receive the combination of services they require.

Housing Gaps. The task force subcommittee also identified the following gaps in housing available to homeless persons in Stanislaus County:

- Secular shelter

  Currently, about 81% of the total accommodations available are provided by religious organizations that require individuals staying at the shelters to attend religious services. Many homeless are uncomfortable or unwilling to stay at these shelters. The need for additional secular shelter space, especially during the winter, is critical.

- Shelter for homeless, runaway youths

  Although one local program accommodates teenagers in crisis situations, only six beds are available. Additional shelter is needed, as well as other services that will intervene and help teens make a transition to a stable living arrangement.

- Affordable housing

  Homelessness is directly related to the lack of affordable housing; many people are on the streets because they do not earn enough money to pay for shelter.

Recommendations. In response to these findings, the task force subcommittee made two main recommendations regarding housing for homeless persons:

1. Develop additional secular shelters, particularly focusing on family shelters. Possible participants in this project are Community Temporary Shelter Service, the Homeless Coalition, the Tything Place and the Modesto Independent Living Center.

2. Establish a drop-in center for homeless youths. Full services should be provided, including outreach, case management, housing, employment and independent living skills. Possible participants are the Stanislaus County Department of Mental Health, the Stanislaus County Department of Social Services, local law enforcement agencies, and the Stanislaus County Probation Department.

In addition, the subcommittee and the Homeless and Affordable Housing Task Force supported efforts to produce affordable housing. In fact, one of the end-products directly resulting from this project sponsored by United Way, was the establishment of STANCO (Stanislaus County Affordable Housing Corporation) in 1991. STANCO is an independent, nonprofit organization that serves as a clearinghouse and catalyst for affordable housing in the community.

Sites for Emergency Shelters and Transitional Housing. Under the Stanislaus County Zoning Ordinance, homeless shelters and transitional housing are allowed in commercial and higher density residential zones with minimum restrictions. In the R-3 (Multi-family Residential) zone and C-1 (Neighborhood Commercial) zone, shelters and transitional housing are permitted outright and do not require a use permit. In the H-1 (Highway Frontage Commercial) zone and R-2 (Duplex Residential) zone, such facilities are permitted following approval of a use permit. The Union Gospel Mission already operates a legal non-conforming homeless shelter for women and children located at 1432 Page Court, which is zoned M (Industrial) in an unincorporated neighborhood of Modesto.

7. Agencies Offering Emergency Housing Assistance

Salvation Army, Social Services Program - Under this program, renters assistance, energy bill assistance, as well as housing information and referral are provided to low-income families. Also, families facing eviction are given a first month's rent allowance and are assisted in finding permanent housing.

Stanislaus County Housing Authority - The Stanislaus County Housing Authority is located at 1701 Robertson Road, Modesto. The Housing Authority develops and operates subsidized housing facilities in Stanislaus County (with the exception of Riverbank, which has its own Housing Authority) for very low- and low-income families, including the elderly, handicapped and disabled families. The Authority also operates housing rehabilitation programs and offers counseling for rent delinquency and mortgage delinquency at no charge, under license from the Housing and Urban Development Agency.

Table 30 shows the 1992 number of assisted housing units by type.

TABLE 30

STANISLAUS COUNTY HOUSING AUTHORITY INVENTORY PUBLIC HOUSING, SECTION 8 HOUSING, AND AFTERCARE HOUSING 1992

TYPE OF HOUSING	Number of Units
Public Housing	617
Section 8 Housing	2,781
Aftercare Housing	55
TOTAL	**3,453**

Source: Stanislaus County Housing Authority

In May 1991, the Housing Authority received a grant from HUD for $2.58 million, which will be used to acquire 30 three-bedroom rental units at locations scattered throughout the City of Modesto. The Housing Authority will retain ownership of the units, which will be used to house 30 low-income families.

Persons Requiring Temporary Shelter (Homeless)

Emergency and Transitional Shelter Needs - The housing needs of those seeking emergency shelter and/or transitional shelter have dramatically increased in the last ten years. The fastest growing population in need of shelter are families with children. The reason for this increase can be partially attributed to rising unemployment and the decline in affordable housing. A large percentage of mentally ill persons are homeless due to the relaxing of guidelines for state mental health care institutions. Others in need are homeless persons with drug and alcohol problems, battered women and children, teenage runaways and evicted tenants.

Agencies Providing Temporary Shelter - The following programs offer cash or vouchers to homeless individuals and families for securing temporary shelter:

Community Temporary Shelter Service Coalition

Since 1981, the Community Temporary Shelter Service Coalition (CTSS) has provided services for those seeking shelter. CTSS provides temporary shelter to those with immediate need. CTSS assists families with dependent children and the mentally ill homeless. Stay is temporary, in motels or shelters, until more permanent shelter can be found. CTSS contracts with the Stanislaus County Department of Social Services to find temporary shelter for the AFDC Homeless Assistance Program.

CTSS receives block grant funding to find shelter for the Mentally Ill Homeless Program. The Program is administered by the Stanislaus County Mental Health Department. The Program provides shelter for stays of three to seven days, based on need, and then many individuals are placed in board and care facilities. For the FY 90/91, this program provided 460 shelter nights, with some stays up to seven nights.

In cooperation with HUD and the City of Modesto's Housing Program Office, CTSS is participating in providing single-family residences for homeless families seeking permanent housing. The City of Modesto is leasing three houses from HUD for $1.00 per year. CTSS assists with the selection of the families. A modest rent is collected to cover the operating costs (such as taxes, utilities, and maintenance) of the houses.

AFDC Homeless Assistance Program (HAP)
This program provides temporary shelter for families who qualify for Aid to Families with Dependent Children and is administered by the Stanislaus County Department of Social Services.

For the FY 90/91, the AFDC Housing Assistance Program assisted 6,314 persons with temporary housing. Of that total, 5,226 persons were assisted with finding permanent shelter. Eighty percent of the households receiving assistance from this program are single parents with children and disabled parents with children, with an average of 2.8 persons per household. The other 20% comprise unemployed parents with children, with an average of 4.7 persons per household. Breakdowns of program participants by racial/ethnic group were unavailable.

In addition, the Stanislaus County Department of Social Services coordinates with the Community Temporary Shelter Service to provide a variety of referrals and medical services to the homeless through the Stanislaus Homeless Health Project.

Stanislaus Residential Services
This private, nonprofit organization provides transitional housing for recovering alcoholics.

Agencies Providing Shelter and/or Services and/or Meals - The following facilities provide shelter and/or meals and services to the homeless population:

The Modesto Men's Gospel Mission and Women's Mission
Men's Gospel Mission, located at 1417 DeHarro Street, provides shelter to 80 single, male adults with a limited stay of seven bed nights, seven nights on the floor and three nights out. The Mission also serves two meals a day, Monday through Friday, and three meals on weekends and holidays. In 1990,

the Mission served 93,700 meals. Meals served have gone up 100% since 1984 (during the first nine months of 1984 there were 32,000 meals served and during the first nine months in 1989, there were 65,000 meals served). The majority of men (95%) arriving at the Mission are locals raised in the County and 60% are under 36 years of age.

The Women's Mission, located at 1432 Page Court, provides fifteen beds for temporary shelter to house single women and women with children for a maximum stay of fourteen days. Since opening its doors in 1985, the Women's Mission has been filled to capacity.

Both Missions require that those seeking shelter participate in religious activities, (this requirement also exempts the Missions from receiving any federal or state funding assistance.) Thus, the Missions must rely strictly on donations from local churches and the community. In addition to shelter and meals, programs are offered to assist those needing shelter so that they can learn to break the cycle and become functional again. The programs include: a Christian drug and alcohol rehabilitation program; literacy and GED programs; and life skills/job skills classes.

Hutton House

The Hutton House provides temporary shelter for up to six teenagers that may be involved in a family crisis or a conflict situation. Hutton House also provides individual, family and group counseling to its clients. In 1990, there were a total of 2,000 reported teenage runaways in Stanislaus County. Of that number, 800 were reported to the Modesto Police Department. It is estimated that the number of reported teenage runaways is only one-third of the actual teenage runaway population.

According to Neil Griffin, counselor at Hutton House, county-wide the number of actual teenagers on the street (both reported and unreported) is estimated to be 6,000 to 7,200. He noted that less than one-third of the parents of teenage runaways file a runaway report to the police or sheriff departments. In 1990, Hutton House had 280 residential clients, with an average length of stay of 7.8 days. Furthermore, in 1990, 226 clients were turned away due to a full house and 126 clients were turned away due to being over or under age.

Sunshine Place

The Sunshine Place, located at 722 I Street, provides a place where people can go inside to wash clothes, shower, and get counseling. Recreational activities are available, such as playing a game of pool or watching television. The Sunshine Place is operated by Friends of the Sunshine Place and the Stanislaus County Department of Mental Health. On the average day, 240 people visit the Sunshine Place.

The Salvation Army

The Salvation Army, located at 625 I Street, serves lunches to about 200 to 220 people per day. Currently, the Salvation Army is seeing an increase of people needing food and clothing. According to Capt. John Reed, the commanding officer for the Modesto Corps, with the recession, the high unemployment rate and the higher energy bills, they are seeing more people in need than ever before.

The Tything Place

Located at 800 Wayside Drive in Turlock, the Tything Place is a private, nonprofit organization that provides food and shelter for the homeless. The Tything Place can provide emergency shelter for up to five families for a maximum of 60 days. The organization is funded through the United Way and other contributions from the community.

Adult Protective Services

This is a function of the County's Welfare Department and they provide information and act as a referral agency for those in need of help for emergency housing, money, food, mental problems and alcoholism. Their primary function is to access a person's immediate problems, and link that person with the appropriate agency for further help.

Stanislaus Medical Center

This County facility provides, as mandated by law, the delivery of medical attention to indigents and those unable to pay for such services.

General Assistance/Aid to Families With Dependent Children

These two functions of the County's Welfare Department provide cash assistance to single individuals and families based on qualifying criteria. Those in need of emergency housing are placed within motels or board and care homes until additional assistance can be obtained.

The problems of emergency housing and the homeless are more acute in the winter than in the summer months. A number of people being assisted in this County are pass-through individuals with destinations in other counties or states. They may stop for food or shelter, then move on, as evidenced by agency experience in the County. Many of the able-bodied people never seek help and consequently are not reflected in reports on the homeless.

In summary, the homeless and emergency housing are not major issues or problems in the unincorporated areas of the County. In the rural areas, those who are considered strangers and anyone without shelter are usually reported to the Sheriff's Department. Those in need of help, or anyone considered a nonresident, are referred to an appropriate agency for assistance. The rural area of the County does not provide amenities or have the resources to accommodate emergency housing and the

homeless. Personnel in each of the above-mentioned agencies concur that the problems are more urban than rural in nature. Since services are more readily available in an urbanized area, people in need tend to gravitate toward the service providers, thereby impacting incorporated areas rather than unincorporated areas.

C. HOUSING NEEDS PROJECTIONS

1. Five-Year Projection of New Construction Needs

Projecting the need for housing unit construction to accommodate the expected growth in households is only one factor in determining the projected need for housing. The other major component of housing need is for replacement of units estimated to be lost during the forecast period. Losses in the housing stock occur through planned demolition, conversions to nonresidential uses, and unplanned losses from fires, floods, earthquakes and other natural phenomena. Table 31 shows the estimated housing replacement need for Stanislaus County and cities through June 30, 1997. For the unincorporated area of the County, approximately 543 replacement units will be needed for the planning period 1990-1997.

TABLE 31

BASIC CONSTRUCTION NEEDS
1990 - 1997

City	1990-1997 (1) Increase In Housing Needed	1990-1997 (2) Basic Replacement Needs	1990-1997 (3) Basic Construction Needs
Ceres	3,455	164	3,619
Hughson	747	22	769
Modesto	10,677	1,011	11,688
Newman	1,270	31	1,301
Oakdale	1,037	75	1,112
Patterson	916	48	964
Riverbank	1,301	49	1,350
Turlock	5,278	277	5,555
Waterford	327	24	351
Unincorp	1,663	543	2,206
TOTAL	**26,671**	**2,244**	**28,915**

Source: SAAG Housing Needs Report, Volume III Revised Edition

2. Regional Housing Needs

Stanislaus County's housing policies have regional as well as local implications. One provision of the Housing and Community Development Guidelines assigned to the regional councils of governments is the responsibility for preparing "fair share" housing plans. This plan allocates to each local jurisdiction within the region their housing needs responsibility.

The State indicated that the distribution of the regional housing need shall be based on available data, and shall consider the following factors: (1) market demand for housing, (2) employment opportunities, (3) the availability of suitable sites and public facilities, (4) community patterns, (5) type and tenure of housing, and (6) housing needs of farm workers.

The Stanislaus Area Association of Governments (SAAG) provides this requested information in the Housing Needs Report, Volume III, adopted February 13, 1991 (See Appendix E). SAAG, in preparing the updated version, applied the methodology described in Appendix II of the report. Volume III of the Housing Needs Report addresses the region of Stanislaus County by assessing the housing needs for the following communities: Ceres, Hughson, Modesto, Newman, Oakdale, Patterson, Riverbank, Turlock and Waterford. The particular housing needs of the unincorporated area, under Stanislaus County jurisdiction, are also quantified.

Projected for the years 1990-1997, the Housing Needs Report indicates an assumed increase in housing needs to be an estimated 2,206 units for the unincorporated area of Stanislaus County. This number represents 7.6% of the County-wide need (28,915 housing units). The City of Modesto, the largest future growth area of the County, has an estimated need of 11,688 units. Turlock, 5,555 units; Oakdale, 1,112 units; and Ceres, 3,619 units, follow Modesto as being the next largest projected growth areas in the Stanislaus County region. The assumed need for the unincorporated area is based upon an average .0108% yearly growth rate through June 30, 1997, or approximately 362 units per year. Of the assumed housing need of 2,206 units, 690 units have been designated as rental units.

SAAG, in making its determinations of regional housing needs, is required to consider the housing needs of all income levels. Table 32 shows how the increase in available housing in 1997 could be distributed by income levels. These figures do not mandate that each community must construct units for each of the identified income categories. Instead, they are provided to indicate that, as available housing in the region increases, new households at various income levels will be in need of housing. Occupancy should be available for households at these income levels, but may be accommodated by existing housing stock or by new units to be constructed.

TABLE 32

1990 PROJECTED HOUSING CONSTRUCTION NEEDS BY INCOME CATEGORY 1990 - 1997

Jurisdiction	Total Projected Need	Very Low Income	Low Income	Moderate Income	Above Moderate Income
Modesto	11,688	2,805	1,987	2,455	4,441
Ceres	3,619	869	615	760	1,375
Hughson	769	185	131	161	292
Newman	1,301	312	221	273	494
Oakdale	1,112	267	189	233	423
Patterson	964	231	164	202	367
Riverbank	1,350	324	230	284	513
Turlock	5,555	1,333	944	1,167	2,111
Waterford	351	84	60	74	133
Unincorporated	2,206	529	375	463	838
TOTAL	**28,915**	**6,939**	**4,916**	**6,072**	**10,987**

Source: Table F-2, SAAG Housing Needs Report, Volume III, February 13, 1991.

The Housing Needs Report further identifies the type of housing that will be needed in each city, as well as in the unincorporated County, in order that citizen choice in housing type can be met. Of the 2,206 housing units, 1,646 have been identified as single-family detached, and 560 as multi-family attached. The multi-family units include condominiums.

The final addition to the assumed housing need through 1997 is the farm worker housing and replacement needs. SAAG approximates a need of 90 units for farm workers in the unincorporated areas. The number of units to be replaced due to demolitions, conversions of nonresidential uses, fires, and other natural occurrences, is estimated to be 44 dwellings. Farm worker housing and replacement of existing stock is discussed and quantified in further detail in the report.

The provision of these farm worker housing units is the responsibility of the Stanislaus County Housing Authority. Local agencies will assist the Housing Authority in meeting the farm worker housing need.

V. HOUSING PRODUCTION OPPORTUNITIES/RESOURCES

A. HOUSING RESOURCES PROVIDED THROUGH FEDERAL, STATE AND LOCAL PROGRAMS

Housing conditions in any area are influenced by factors beyond those discussed earlier, such as the age of the houses, the condition of public facilities, and the socioeconomic characteristics of the residents. To a large degree, the existing community resources available to assist people with their housing problems determines the way in which people view housing conditions in their community. There is a wide variety of housing programs and services available to residents of Stanislaus County for low- and moderate-income households, as well as the elderly and handicapped. Some of these programs are utilized extensively. The Stanislaus County Housing Authority generally has a long list of applicants waiting to obtain Section 8 rental housing. Other programs, such as the Farmers Home Administration, Section 504 program, which offers loans and grants for home repairs, are rarely used. In addition, the Department of Housing and Community Development administers a number of programs to local governments. Those of importance to the County include: (1) construction technical assistance; (2) architectural and energy technical assistance; (3) Deferred Payment Rehabilitation Loan Program; (4) Special Uses Housing Rehabilitation Program; (5) Housing Assistance Program; (6) California Housing Advisory Service; (7) Rural Development Assistance Program; and (8) Community Development Block Grant Program.

Appendix B lists state and federal programs available as of 1990. Table B-1 of Appendix B provides an easy reference to the list of programs and indicates who may be eligible to gain access to those benefits.

The program and services offered are of three basic types: direct assistance, indirect assistance and supportive services. Direct assistance is received in the form of a grant or loan directly from the funding agency. Indirect assistance is usually channeled through another party before the beneficiary realizes the benefit, as is the case with loan guarantees and loan insurance. Supportive services are provided in the form of counseling, referral and legal services.

Although the list of activities eligible for program funding is lengthy, a number of the programs are underutilized in Stanislaus County. The lack of demonstrated enthusiasm for these programs may be due to one of several reasons. First, interest by private developers in FHA, Section 234 financing for low-income home construction, has dwindled recently due to the decrease in conventional interest rates. Second, funding of federal programs is uncertain from year to year. At this time, for example, it appears that federal funds for housing, which have been available in the past, may be sharply curtailed. The lack of assurance for long-term funding creates

some reluctance on the part of local government to enter into long-term programs. Third, extensive planning and data requirements that must accompany applications for assistance frequently discourage small jurisdictions which might otherwise be interested in applying for federal funds.

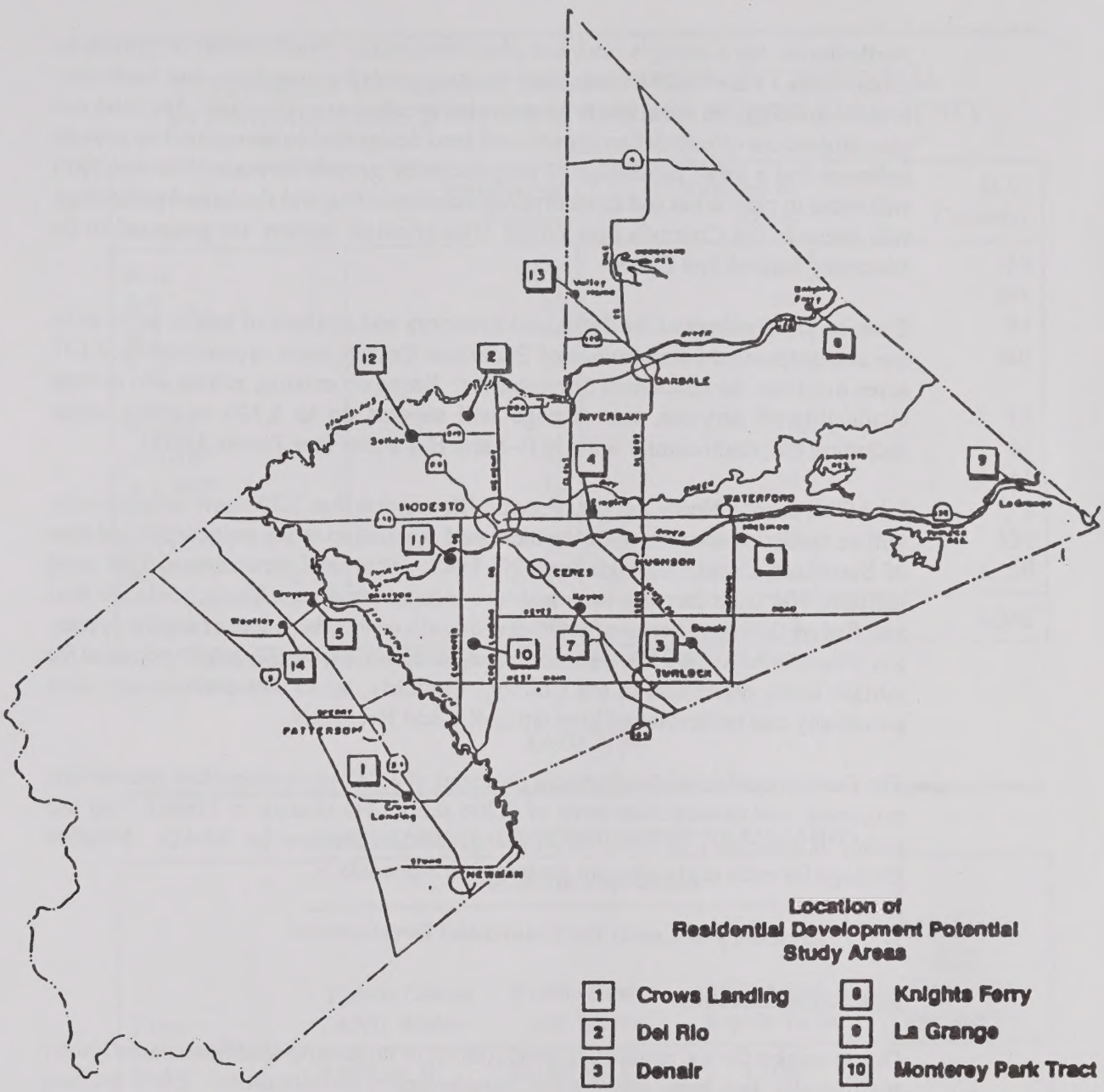
B. ADEQUATE SITES AND LAND INVENTORY

The Stanislaus County Department of Planning and Community Development finalized a land inventory in 1996. Figure V-1, Residential Development Potential Study Areas, identifies the general location of land suitable for development in the unincorporated communities of the County.

The Residential Development Potential Study, included herein as Appendix F, identifies areas that are suited to a spectrum of residential densities, from very low-density rural designations to urban densities appropriate for single-family, multi-family and mobile home development. Population figures exceeded both SAAG and the State Department of Finance projections for the year 1992; however, this report identifies more land available than is required to provide for the County's fair share of regional housing needs.

The classification of land by the General Plan as appropriate for residential development is not sufficient to permit development. An additional requirement, particularly for development at urban densities, is the availability of adequate infrastructure such as sewer and water services. The County discourages substantial new growth in communities without adequate infrastructure. The unincorporated communities of Westley, Crows Landing, Hickman, Valley Home, Knights Ferry and La Grange are classified as urban by the General Plan but do not have, nor are projected to have in the near future, infrastructure adequate to support significant residential development. The lack of sewer and water facilities will impact market and nonmarket housing for at least the next five years.

During the preparation and adoption of the County's overall General Plan in 1987, efforts were made to recognize the importance of unincorporated towns as desirable areas in which to live and work. Comprehensive studies were undertaken to determine ability to accommodate growth. Also, the County's role is to assist service (sewer and water) districts with information and support of the unincorporated communities so they may determine if expansion of sewer and water services is necessary and feasible. At this time, most sewer districts in the County are operating at capacity, and expansion of collection and treatment facilities depends greatly upon the local districts obtaining state and federal grants. In general, funding agencies have indicated that unless there is a health and safety problem, the chances of obtaining a grant is remote.



Location of Residential Development Potential Study Areas

1	Crows Landing	8	Knights Ferry
2	Del Rio	9	La Grange
3	Denair	10	Monterey Park Tract
4	Empire	11	Riverdale Park Tract
5	Grayson	12	Salida
6	Hickman	13	Valley Home
7	Keyes	14	Westley

Source: Residential Development Potential in Unincorporated Stanislaus County, 1991

Stanislaus County Housing Element

Residential Development Potential Study Areas

Stanislaus County, California

Figure V-1

Harland Bartholomew & Associates

Furthermore, the County's land use plan emphasizes concentration of growth in urban areas. This facilitates meeting housing goals because low- and moderate-income housing can most easily be provided in urban communities. The land use plan projections of population growth and land designated to accommodate growth indicates that a small percentage of the population growth between 1990 and 2000 will occur in rural areas and unincorporated communities, and the largest percentage will occur in the County's nine cities. The principal centers are projected to be Modesto, Turlock and Ceres.

Even so, the findings of the 1991 land inventory and analysis of public services in the unincorporated communities of Stanislaus County show approximately 2,177 acres available for residential development. Based on existing zoning and current availability of services, this acreage will support up to 5,306 dwelling units, including 899 multi-family units in R-3 and H-1 zones (see Tables 33-34).

SAAG's Housing Needs Report, Volume III, projects that 2,206 new housing units will be needed to accommodate the increased population in the unincorporated area of Stanislaus County through June 30, 1997. This total new construction need includes 904 units for very low- and low-income residents. These needs are best satisfied by the construction of multi-family units or the placement of mobile homes. Since mobile homes are allowed on any single-family lot, there is ample potential for mobile home placement in the County. Similarly, up to 899 multi-family units potentially can be developed in existing R-3 and H-1 zones.

The County residential development potential of 5,032 units more than satisfies the projected new construction need of 2,206 units. No change in County land use policy is necessary to meet the housing demand forecast by SAAG. Detailed findings for each study area are presented in Appendix F.

1. Inventory of Lands for Residential Development

Residential Densities

Due to market forces, residential development in unincorporated Stanislaus County traditionally has been low-density, single-family development. Even projects developed under P-D (Planned Development) standards, which allow flexibility in lot sizes and potentially higher densities, have tended to average four to five dwelling units per acre.

Lower-end housing has followed the same pattern of single-family residential development, consisting mainly of mobile homes rather than multi-family units. In fact, in the years 1986-1991, only 202 duplex units and 99 apartment units were constructed in unincorporated Stanislaus County, compared to 1,292 mobile home placements and 2,359 conventionally built houses (see Table 40). The mobile homes

TABLE 33

SUMMARY OF RESIDENTIAL DEVELOPMENT POTENTIAL IN UNINCORPORATED COMMUNITIES OF STANISLAUS COUNTY 1991

Zone	Number of Parcels	Number of Acres	D.U. Capacity
R-A	271	321	787
R-1	65	51	263
R-2	4	5	54
R-3	14	22	560
A-2-3*	6	28	10
A-2-10*	136	640	95
A-2-40*	11	159	14
C-1	1	.1	1
H-1	10	14	339
P-D	2,431	891	3,150
TOTAL	**2,949**	**2,177.1**	**5,306**

Source: Residential Development Potential in Unincorporated Stanislaus County, 1991.
***Urban Transition**

TABLE 34

RESIDENTIAL DEVELOPMENT STANDARDS

	Minimum Parcel Size			
Zone	Public Sewer AND Water	Public Sewer OR Water	Well and Septic Tank	Maximum D.U. Capacity Per Acre*
R-A	8,000 sq. ft.	20,000 sq. ft.	1 acre	4.4
R-1	6,000 sq. ft.	20,000 sq. ft.	1 acre	5.8
R-2	6,000 sq. ft.	20,000 sq. ft.	1 acre	11.6
R-3	6,000 sq. ft.	20,000 sq. ft.	1 acre	25.0
P-D	---------- Established by Development Plan ----------			
H-1	6,000 sq. ft.	----	----	25.0
C-1	6,000 sq. ft.	----	----	25.0

Source: Stanislaus County Zoning Ordinance
***After allowing 20% of gross acreage for roads, etc.**

were placed on private lots as well as in existing mobile home parks, which generally have a higher density than conventional, stick-built housing projects. Changes in tax law have made mobile home parks less advantageous to investors resulting in no new mobile home parks being developed in the unincorporated Stanislaus County since 1973.

Analysis of Major Projects

Table 35 shows the General Plan designations, zoning and building densities of major residential projects approved by Stanislaus County since adoption of the General Plan in 1987. Densities range from 6.9 dwellings per acre in the Keyes North and River Vista projects to .5 dwellings per acre in Del Rio West.

All three of the Del Rio projects are very low-density developments, which is consistent with the General Plan and the Community Plan for this residential area north of Modesto.

Both of the biggest projects, Salida Mello Roos and Grayson Park III, are P-Ds with mixed uses. Although it is primarily single-family residential, Grayson Park III includes a 13-acre park and 2 acres of industrial land. The Salida project breaks down as follows:

	Acres	
Single-family residential	453.66	(2,250 units)
Multi-family residential	21.97	(181-640 units)
Parks	26.04	
Schools	20.00	
Commercial	57.74	
Industrial	64.97	
TOTAL	644.38 acres	

When the areas designated for non-residential uses are factored out, residential densities for both Grayson and Salida increase. In Salida, for example, with 2,250 units on approximately 454 acres designated for single-family residential development, the project's residential density is more accurately calculated to be almost 5.0 per acre rather than 4.1 for the overall project.

In the areas designated for medium-high density residential in Salida, only one tentative map has been approved to date. That project has a density of seven dwelling units per acre, which is considerably less than the maximum 25 dwelling units per acre allowed by the plan designation.

TABLE 35
DENSITIES OF MAJOR RESIDENTIAL PROJECTS
Unincorporated Stanislaus County, 1988-1993

Name of Project	General Location	Date T.M. Approved	G.P./Zone	Acres	Dwelling Units	D. U. Per Acre
Oakdale Country Club	E. Oakdale	3/15/88	LDR/R-A	30.53	39	1.3
Hunter Ranch	E. Oakdale	3/15/88	LDR/R-A	18.58	29	1.6
Grayson Park	Grayson	4/19/88	LDR/R-1	3.63	23	6.3
Starlite Place	Keyes	4/19/88	LDR/R-1	36.85	189	5.1
Raymond Tract	Keyes	7/26/88	LDR/R-1	10.15	43	4.2
Freitas Estates	N. Ceres	10/25/88	LDR/R-1	7.2	37	5.1
Grayson Park II	Grayson	12/13/88	LDR/R-1	15	70	4.7
Salida Mello Roos	Salida	12/13/88	P-D/P-D	645	2,661	4.1
Keyes North	Keyes	1/17/89	LDR/R-1	5.92	41	6.9
Golden Best Estates	N. Ceres	4/18/89	LDR/R-1	8.6	34	4.0
Honey Bee Estates	Empire	10/30/89	LDR/R-1	4.2	21	5.0
Pine Ridge Plaza	N. Ceres	10/30/89	LDR/R-1	5.05	21	4.2
Fairway Ten	E. Oakdale	10/30/89	LDR/P-D	15	64	4.3
La Jolla	Keyes	3/13/90	LDR/R-1	5.12	27	5.3
Grayson Park III	Grayson	12/11/90	P-D/P-D	160	633	4.0
Del Rio Vista	Del Rio	9/17/91	LDR/R-A	46	38	.8
Del Rio Ranch	Del Rio	9/17/91	LDR/R-1	85	92	1.1
Sunset Grand	E. Oakdale	3/9/93	LDR/R-A	17.21	33	1.9
River Vista	Grayson	4/20/93	MDR/P-D	5.1	35	6.9
Del Rio West	Del Rio	8/5/93	P-D/P-D	126	63	.5

Source: Stanislaus County Planning Department

All of the projects listed on Table 36 have General Plan designations of LDR (Low-Density Residential) or P-D (Planned Development). As stated in the Land Use Element of the General Plan, the LDR designation is intended primarily for single-family homes, including manufactured housing; semidetached dwellings are also consistent with this designation. Residential building density, when served by public water and sewer facilities, is 0-8 units per net acre. For areas not served by public water and sewer, density is 0-2 units per net acre. Under the P-D designation, building density is determined by the community plan (e.g., Salida, Del Rio) or on an individual basis, depending on the nature and location of the proposed planned development (e.g., Grayson Park III).

Consistent with the LDR and P-D designations, the projects are zoned R-A (Rural Residential), R-1 (Single-Family Residential) or P-D (Planned Development). For development served by public water and sewer facilities, minimum lot sizes are 8,000 square feet in the R-A zone and 6,000 square feet in the R-1 zone; maximum densities are 4.4 and 5.8 dwelling units per acre, respectively, after allowing 20% of gross acreage for streets. Minimum lot sizes and building densities in the P-D zone are established by the community plan or the approved development plan.
To increase residential densities, local builders suggest that the County lower its minimum lot sizes for R-A and R-1 zones. As a result, Program 5.4 includes the County's commitment to consider reducing its minimum lot size from 6,000 sq. ft. to 5,000 sq. ft. where public sewer and water are available.

Adequacy of Sites for Lower-Income Housing

Table 36 identifies sites to accommodate Stanislaus County's allocated need for new construction of lower- income housing. Conservatively estimated, at least 1,691 lower-income housing units have been or can be accommodated to meet the allocated need of 904 units. Of the total 1,691 units that can be accommodated, 907 are multi-family units; 392 are accessory units; and 392 are single-family units. The location of sites for each type of housing units is discussed below.

Multi-family units. Based on the County's 1991 inventory of residential development potential (adopted as Appendix F of the 1992 Housing Element), there is enough vacant land in the unincorporated communities of Denair, Empire, Grayson, Keyes, Salida and Westley to accommodate a total of 665 units of multi-family housing. Of the total 665 units, 54 units can be accommodated in R-2 zones, 560 units in R-3 zones, and another 51 units in H-1 zones (counting 15% of total 339 dwelling unit capacity for H-1).

To complete its county-wide land inventory, the County recently (March 1996) surveyed unincorporated neighborhoods in the Modesto-Ceres urban area. These areas inadvertently were not included in the 1991 phase inventory. As shown on Table 37, vacant land in unincorporated areas of Modesto and Ceres can accommodate a total of 242 multi-family units, including 109 units in R-2 and 133

TABLE 36

SITES TO ACCOMMODATE STANISLAUS COUNTY'S ALLOCATED NEED FOR NEW CONSTRUCTION OF LOWER INCOME HOUSING **Allocated Need: 904 units**		
Type of housing	Location of sites	Dwelling unit capacity
Multi-family units	Vacant land in unincorporated towns R-2 54 R-3 560 H-1 51	665
	Vacant land in unincorporated neighborhoods of Modesto-Ceres urban area R-2 109 R-3 133	242
Accessory units	Second units in Bret Harte 86 (6% of primary units)	86
	Accessory mobile homes for farm workers or disabled family members throughout unincorporated Stanislaus County (93% in A-2) Already issued--170 Projected--136	306
Single-family units built and/or purchased through assistance programs	Already assisted in Salida, Empire, Keyes, etc.--250 Projected in Salida and Empire--13 Projected in Bret Harte (Fairview Tract)--101 Projected in Grayson (Pescadero Estates)--28	392
TOTAL LOWER-INCOME HOUSING UNITS ACCOMMODATED		1,691

TABLE 37

MULTI-FAMILY RESIDENTIAL DEVELOPMENT POTENTIAL OF VACANT RESIDENTIAL LANDS IN UNINCORPORATED NEIGHBORHOODS OF THE MODESTO-CERES URBAN AREA

March 1996

Zone	Neighborhood	Number of Parcels	Number of Acres	Number of Potential Units
R-2	SUTTER-ROUSE	13	6.2	87
R-2	AIRPORT DISTRICT	11	1.7	22
	TOTAL R-2	24	7.9	109
R-3	SHACKLEFORD	18	3.0	56
R-3	AIRPORT DISTRICT	8	2.0	42
R-3	BRET HARTE	3	.8	17
R-3	SUTTER-ROUSE	1	.7	18
	TOTAL R-3	30	6.5	133
	GRAND TOTAL	54	14.4	242

units in R-3 zones. More specifically, Table 37 identifies the number of parcels, acres and potential units for R-2 and R-3 zones in each of the neighborhoods with vacant lands. County zoning is consistent with designations in the General Plans for Modesto and Ceres. Under their agreements with the County, the cities are required to honor County zoning in unincorporated areas within spheres of influence.

Altogether, the dwelling unit capacity for vacant lands in unincorporated communities, as well as unincorporated neighborhoods of the Modesto-Ceres urban area, totals 907 units of multi-family housing. The residential development potential for lands that can be redeveloped or recycled has not been included in the County's inventory at this time, but is probably significant especially in the unincorporated areas of Modesto and Ceres.

Under the Stanislaus County Zoning Ordinance, multi-family projects are developable by right in R-3; apartment buildings require a use permit in R-2 and H-1 zones.

Accessory Units. Since 1988, Stanislaus County has been working with the State Water Board and the City of Modesto to provide sewer services to the Bret Harte neighborhood of unincorporated Modesto. Having recently completed construction

of a sewer collection and transfer system, the County currently is involved in the final phase of the project--connecting approximately 1,100 existing units of very low-, low- and moderate-income housing to the new sewer system.

Once those single-family units are connected to the new sewer system, homeowners will be eligible for accessory or second units. Approximately 12% of the 1,433 existing primary units already have unapproved accessory units. Based on our experience, staff estimates that another 6% of existing primary units reasonably can be expected to apply for new accessory units. As shown on Table 36, an estimated 86 second units can be accommodated in the Bret Harte neighborhood.

Accessory mobile homes for farm workers or ill, infirm or aged family members are allowed under Section 21.70.020 of the Stanislaus County Zoning Ordinance. Since adoption of the Housing Element in 1992, 170 permits for accessory mobile homes have been issued; 93% of those mobile homes have been located in the A-2 (General Agriculture) zone. It is projected that another 136 permits will be issued during the time frame of the Housing Element, making a total of 306 accessory mobile homes accommodated. Because farm labor wage rates are generally very low, and by definition, the ill, infirm and aged mobile home residents cannot work, this housing type is a significant component of very-low, low- and/or moderate-income housing in this County.

Single-family units built and/or purchased through assistance programs. A total of 392 single-family units for lower-income families already have been, or will be, built and/or purchased through assistance programs. As indicated on Table 36, 250 units already have been assisted in Salida, Keyes, Empire and other unincorporated communities through assistance from Farmers Home Administration (27 units) and through Stanislaus County programs such as the down payment assistance programs in Salida and Empire (25 units); the waiver or deferral of public facilities fees (124 units); and the issuance of mortgage credit certificates (74 units).

Conservative projections place the number of single-family units that will be built and/or purchased through assistance programs at 13 for the continued down payment assistance programs in Salida and Empire; 101 for the Fairview Tract in Bret Harte; and 28 for Pescadero Estates in Grayson.

The Fairview Tract and Pescadero Estates developers have demonstrated a commitment to develop housing for lower-income housing. The Fairview Tract project, located in the Bret Harte neighborhood of Modesto, involves development of a subdivision map recorded in 1950. The developer of Pescadero Estates in Grayson is working with the County and with Rural Economic and Community Development Services (RECDS, formerly FmHA) to finalize their plans. The Redevelopment Agency has budgeted $50,000 toward construction of infrastructure for the project; Stanislaus County will waive or defer public facilities fees and will help lower-income families purchase the units through a down payment assistance program.

Programs to Increase Densities

Based on the foregoing analysis, the County should take the following actions to increase densities:

1. To ensure that multi-family sites are utilized to their full potential, the County should consider establishing minimum densities for some of its General Plan designations and zones. For example, areas designated medium-high density residential and zoned R-3 allow 0 to 25 dwelling units per acre. Although the maximum is high enough to allow the production of multi-family units, there is no minimum density to ensure that they are in fact used for high-density residential development.

2. To encourage the production of housing affordable to low-income households, the County should designate additional sites for multi-family residential use. Potential locations include the communities of Empire and Keyes, both of which have some public water and sewer service capacity available.

3. To enable the development of some of the County's largest existing sites designated for multi-family housing, the County should continue working with the Denair Community Services District, the Denair MAC (Municipal Advisory Council) and any other concerned organizations or individuals to facilitate expansion of the community's sewer capacity.

4. The County should continue to pursue potential means of funding infrastructure improvements to provide public sewer and water systems that will support higher-density, multi-family housing in existing unincorporated communities.

Evidence That Affordable Multi-Family Projects Can Be Developed

With a strong tradition of low-density, single-family development, Stanislaus County has had little demand for, or experience with, the development of multi-family projects affordable to low- and very low-income households. However, it is theoretically possible to develop such multi-family projects, provided there is sufficient local funding available to contribute to the project.

Appendix I presents an analysis of development costs and funding mechanisms for a hypothetical project for affordable multi-family housing in Stanislaus County. The project is an example of tax credit financing, which is one of the few significant funding sources currently available to developers of low-income housing. To be eligible for tax credits, at least 20% of the units must rent to very low-income households earning less than 50% of area median income, or at least 40% of the units must rent to households with incomes under 60% of the median. This particular project is assumed to be 100% affordable to very low-income households.

While use of tax credits depends primarily on the projects's developer, local government plays a necessary role by providing the additional subsidies required to make the project viable. In the example shown in Appendix I, local government must contribute approximately $2.5 million in local funds, which typically come from CDBG, HOME or tax increment monies.

As indicated in the list of assumptions included in Appendix I, the example is based on an average density of 12 to 16 units per acre, which is allowable under R-3 zoning regulations.

C. ENERGY CONSERVATION MEASURES

The richest reserves of energy in the United States are not buried deep underground or found offshore. New discoveries are coming about in communities willing to turn to public conservation policies and progressive alternative energy systems to conserve energy at the local level. In order to reduce housing utility costs, and exorbitant energy consumption, planning for energy-efficient housing and land use is becoming increasingly necessary. Stanislaus County, located in California's Central Valley, enjoys mildly cold winters and very warm summers. The County has addressed and will continue to focus on energy conservation measures with these geographic and climatic features in mind.

1. Promotion of Energy Conservation by Local Public and Private Organizations

The Pacific Gas and Electric Company, Modesto Irrigation District and Turlock Irrigation District are the three major utility companies serving the Stanislaus County area. MID, TID and PG&E promote energy conservation and have implemented programs to inform customers of home energy saving techniques. PG&E offers a free weatherization program administered by Performance Energy of Stanislaus County. Qualified low-income homeowners may be eligible for this program.

The Modesto Irrigation District conducts home energy audits for interested residents at no charge. The district has also implemented a swimming pool load management program and is looking into the possibility of beginning an air conditioning load management program. To encourage the public to weatherproof their homes, thereby decreasing heating and cooling costs, PG&E offers a zero interest payment loan program for customers to make such improvements possible. The utility companies also provide printed material to promote energy conservation.

2. Stanislaus County's Current Program

The County promotes energy conservation through Section 20.52.250 of the Stanislaus County Subdivision Ordinance, requiring that to the extent feasible, subdivisions shall be designed to provide passive or natural heating and cooling

opportunities. The County Zoning Ordinance also allows for the installation and use of wind generators or windmills with no height restrictions in A-2 zoned property and a 35-foot height limitation in RA zoned areas.

Stanislaus County also exemplifies its concern for energy conservation through conducting regular energy audits of County government buildings and making necessary improvements.

3. New Policies and Programs to be Implemented in Stanislaus County

The County Planning Department realizes the importance for continued programs in the planning, creation and implementation of new policies to meet new innovations in energy-saving technology and to preserve natural resources. The Planning Department will continue to investigate new innovations in energy-saving technology and will make appropriate recommended changes to the County's Zoning Ordinance.

VI. HOUSING PRODUCTION CONSTRAINTS

A. NON-GOVERNMENTAL HOUSING CONSTRAINTS

Availability of Financing

The availability of financing affects both the supply and the demand sides of the housing market. On the supply side, home builders who must obtain construction financing depend on the availability of construction loans. On the demand side, home buyers who need loans for the purchase of single-family homes are affected by the availability of home mortgages.

Construction loans. Since the collapse of many lending institutions during the 1980's , the federal government has imposed greater restrictions on lending practices. In addition, many lenders have adopted more conservative underwriting standards over the past several years. As a result, the ability of home builders to obtain construction financing, particularly rental apartment developers, has declined dramatically. The lack of construction financing has forced smaller home builders out of business and caused larger home builders to seek out foreign sources of capital. If current lending practices continue, the ability of home builders to respond to an improving economy will be severely hampered.

Home mortgages. Potential home buyers may sometimes face difficulty in qualifying for loans because of their financial condition and credit history. Minority home buyers may also face discrimination in financing, which can affect sales and maintenance of housing in older, deteriorating neighborhoods and in neighborhoods with high minority concentrations.

The Federal Home Loan Bank Board reported in late 1991, that home loans were not available on an equal basis to all applicants and that there is a tendency for minority loan applicants, particularly black loan applicants, at all income levels to be rejected for home loans at a significantly higher rate than white loan applicants.

More recently, U.S. Housing Secretary, Henry Cisneros, cited discrimination in lending as a key factor in the declining rate of home ownership in the United States. In an address to the Mortgage Bankers Association of America in October 1993, the housing secretary said HUD's American Housing Survey data consistently have shown that African-Americans, Hispanic-Americans and Asian-Americans all have lower home ownership rates than white. Although people with excellent credit generally are treated equally, regardless of race or origin, studies show vast differences in the treatment of whites and minorities in cases where the prospective borrower has some credit problems and a judgment call is required.

On the local level, discrimination in lending practices is difficult to document. There is some evidence, however, that low-income areas in Modesto are under served by lending institutions. On Sunday, October 24, 1993, the Modesto Bee reported that an investigation of mortgage records from Modesto banks showed that of 557 conventional home loans approved in 1992, by local lenders, 18, or 3.2%, were in low-income areas. The banks received 978 total applications; 49 came from low-income areas.

Community Reinvestment Act. Under the 1977 Community Reinvestment Act (CRA), financial institutions are required to meet community credit needs by making loans and investments in all sectors of their communities, including low- and moderate-income neighborhoods. To meet CRA requirements, some banks in Stanislaus County, such as the Modesto Banking Company, Pacific Valley National Bank and Stockton Savings Bank, have begun pooling their resources to finance affordable housing through the Savings Association Mortgage Company (SAMCO). The pools are structured to offer participating financial institutions an efficient, cost-effective means of providing below-market financing to developers of affordable housing.

Many local lenders participate in the Community Home Buyers Program, which offers low-interest home loans to families who might not otherwise qualify for conventional financing. Local lenders also are considering the establishment of a multibank consortium Community Development Corporation (CDC) that would invest in community development projects and business ventures. Participation in a multibank CDC would enable local lenders to share their community development expertise, resources and risks. Other communities have found CDCs to be an especially valuable tool for smaller institutions that do not have sufficient capital to adequately address community development needs by themselves.

Land and Construction Costs

The cost of land for new residential development is influenced by many variables, including location, scarcity, availability of services, zoning and General Plan designation. In Stanislaus County, the cost of an improved lot ranges from about $25,000 for a 6,000-sq. ft. lot in the unincorporated community of Keyes, to $275,000 for a two-acre lot in Del Rio. Improved lots in the Salida Mello Roos District currently sell between $28,000 to $35,000.

In addition to the cost of land and improvements, the total cost of constructing a house includes the cost of materials, labor, financing, overhead, permits and fees, marketing and profit. Local builders report that, driven by higher lumber costs and school impact fees, construction costs for new homes have risen more than 8 percent since 1991. The cost of lumber has more than doubled, while school impact fees in most districts have gone from $1.58 to $2.65 per square foot. For a 1,500-square-foot home, this means an increase of nearly $5,000 for lumber and $1,605 for school

impact fees. Some of this increase is offset by falling land prices and lower County impact fees, but the overall costs of construction have increased substantially, cutting into builders' profit.

Table 38 shows the estimated cost of construction for a typical 1,500-square-foot house in unincorporated Stanislaus County in 1993. The biggest cost component, representing about 47% of the total cost, is the cost of actually building the house. This includes labor and materials. The next biggest cost component (about 28% of the total) is the cost of the improved lot. Fees (9%), overhead (8%) and builders' profit (8%) comprise the rest. Total construction cost is $125,814 for an average of $83.88 per square foot.

Even though construction costs have increased, they are still lower in Stanislaus County than many other places in California. As shown on Table 39, the Construction Industry Research Board found the 1992 average price per square foot in Stanislaus County to be $84.47, compared with $100.27 statewide. Table 39 also shows that the median price of housing in Stanislaus County climbed dramatically from $65,200 in 1982, to a peak of $147,300 in 1991, for an increase of 126% over nine years. At the same time, the price per square foot increased 63%.

Construction costs for multi-family housing are similar to those for single-family housing, but vary according to the number of units built, the size of the units, and the amenities included (e.g., swimming pool, spa, tennis court, recreation center). The greater the number of units and the smaller the size, the less the units will cost per square foot. For example, construction of a 144-unit apartment complex, with each unit averaging about 814 square feet, would run about $52 a square foot, for an average cost of approximately $42,000 per unit.

B. GOVERNMENTAL CONSTRAINTS

Analysis of Governmental Constraints

Affordable housing is affected by factors in both the private and public sectors. In the public sector, actions by Stanislaus County, as well as by state and federal agencies, can have an impact on the price and availability of housing in the County. Zoning and development standards, enforcement of building codes, requirements for on- and off-site improvements, fees and exactions, and permit processing procedures may act as constraints to the development of housing for all income levels in Stanislaus County.

Stanislaus County has four residential zones: R-A, R-1, R-2 and R-3. Residential development is also allowed in P-D, H-1 and C-1 zones. Minimum parcel sizes are related to the availability of services. For sites served by public sewer and water, the R-A zone requires a minimum parcel size of 8,000 sq. ft., while R-1, R-2, R-3, H-1 and C-1 zones require at least 6,000 sq. ft.

TABLE 38

COST OF CONSTRUCTION

Typical 1,500 sq. ft. House in Unincorporated Area of Stanislaus County, 1993

		Cost	Percent of Total
Improved Lot			
Includes land, improvements, financing costs, processing fees for subdivision review		$35,000	28%
Development Fees			
Building permit fees (plan check, inspections)	$1,052		
Public facility fees (Sheriff, roads, jails, courts, library, parks, public health)	3,139		
School impact fees ($2.65/sq. ft.)	3,975		
Fire protection fees ($.32/sq. ft.)	480		
Utility hook-up fees			
Water	765		
Sewer	1,565		
	$10,976	$10,976	9%
Construction Costs			
Lumber	$9,550		
Foundation	5,752		
Trusses	2,325		
Electrical	1,990		
Plumbing	3,400		
Heat and air	2,800		
Roof	3,850		
Windows and insulation	2,326		
Lath, stucco, and drywall	7,050		
Fencing	1,100		
Landscaping	1,300		
Painting	1,473		
Floor covering	1,950		
Tile and cultured marble	2,500		
Upgrades - carpet, appliances, etc.	12,000		
	$59,366	$59,366	47%
Overhead			
Supervision	$2,200		
Insurance	1,800		
Loan fees (2%)	2,233		
Interest based on 120 days	2,364		
Sales commission (1.5%)	1,875		
	$10,472	$10,472	8%
Builder's Profit		$10,000	8%
GRAND TOTAL:		$125,814	100%

Sources: BIACC (Building Industry Association of Central California); Conrad Pacific Construction, as reported in The Modesto Bee, Sat., August 14, 1993; Stanislaus County Planning Department

TABLE 39

MEDIAN PRICE, SQUARE FOOTAGE, AND PRICE PER SQUARE FOOT OF NEW HOMES
Stanislaus County and California
1982 - 1992
(Current Dollars)

	STANISLAUS COUNTY			CALIFORNIA		
	Median Price	Living Area (Sq. Ft.)	Price Per Sq. Ft.	Median Price	Living Area (Sq. Ft.)	Price Per Sq. Ft.
1992 Sales	$122,900	1,455	$84.47	$186,000	1,855	$100.27
1991 Sales	$147,300	1,745	$84.41	$197,500	1,900	$103.95
1990 Sales	$147,000	1,730	$84.97	$189,900	1,865	$101.82
1989 Sales	$123,000	1,670	$73.65	$178,000	1,820	$97.80
1988 Sales	$97,800	1,530	$63.92	$158,000	1,760	$89.77
1987 Sales	$87,250	1,420	$61.41	$148,000	1,725	$85.80
1986 Sales	$74,500	1,385	$53.79	$133,900	1,610	$83.17
1985 Sales	$71,500	1,380	$55.00	$127,000	1,500	$84.67
1984 Sales	$61,200	1,170	$52.31	$118,000	1,595	$78.93
1983 Sales	$67,500	1,300	$51.92	$111,400	1,550	$76.83
1982 Sales	$65,200	1,260	$51.75	$108,600	1,570	$73.88

SOURCE: Construction Industry Research Board as published in Demographic & Economic Profile of Stanislaus County, SCEDCO, July 1993. The results are based on samples of new home sales provided to California Market Data Cooperative. Homes include detached and attached units as well as condominiums. Median prices are to nearest $100; square footage to nearest five feet.

Zoning and Development Standards

Maximum density ranges from 4.4 dwelling units per acre in R-A to 25 dwelling units per acre in R-3, H-1 and C-1 zones. Other development standards for each zone include parking requirements, building setbacks, height limits and percentage of building site coverage. Minimum lot sizes, densities and other development standards for each P-D district are established on a case-by-case basis within limits established by the General Plan. (See Table 1, Appendix F for a more detailed analysis of residential development standards.)

The zoning ordinance establishes no minimum requirement for dwelling unit size. Duplexes may be allowed on corner lots in R-A and R-1 zones and on any lot in other residential zones. Mobile homes and second dwelling units are allowed in any residential zone.

In general, the County does not consider its zoning and development standards to be a constraint to development because they set minimum standards necessary to protect the public health, ensure compatibility between adjacent land uses, and maintain and enhance the livability of Stanislaus County. In addition, there is the opportunity to modify such standards through the use of Planned Development (P-D) districts to accommodate projects that are unique or provide special housing arrangements.

One requirement that might be considered a constraint, however, is the 6,000 sq. ft. minimum lot size required for most single-family residential development. Since the cost of land is a major component in the overall cost of housing, the Housing Element Advisory Committee recommended the County reduce the minimum lot size. As a result, the County has added Program 5.4, which includes a commitment to consider reducing the minimum lot size to 5,000 sq. ft. where public sewer and water are available.

Parking Requirements

Section 21.76.040 of the Stanislaus County Zoning Ordinance establishes the following parking requirements for residential uses:

1. Single-family dwellings, two spaces per dwelling;

2. Two-family dwellings, one and one-half spaces per unit;

3. Multiple-family dwellings, one and one-half spaces per unit;

4. Guestroom or rooming house, one space per room plus one space.

In general, Stanislaus County parking requirements are designed to be minimally adequate and do not constitute a constraint to the development of affordable housing.

Based on continuing review of recently completed projects, the requirements cannot be reduced without creating significant parking conflicts both within and around new neighborhoods and projects. Stanislaus County does not require these parking spaces to be enclosed or even covered, thereby minimizing costs of providing the mandated spaces.

Preservation of Agricultural Land

As one of the top ten agricultural counties in the nation, Stanislaus County is committed to the preservation of agricultural land--the resource base of its leading industry. As a measure of its commitment, Stanislaus County is one of only a handful of California counties that has included an Agricultural Element in its General Plan. Adopted in 1992, the Agricultural Element is a strategic plan to support and enhance local agriculture through the preservation of the County's most productive agricultural lands; the improvement and protection of other resources that support agriculture such as air, water and soil resources; and the implementation of strategies to strengthen the agricultural sector of the economy.

At the same time, Stanislaus County also is committed to the provision of affordable housing for residents of all income groups, as stated in the 1992 Housing Element. The County's commitment to affordable housing is evidenced by its continued efforts to improve infrastructure in existing communities, to rehabilitate lower-income housing, and to help lower-income families purchase homes. The County also has adequate sites to accommodate the new construction need for lower-income households as documented by its inventory of residential potential in unincorporated communities, as well as, unincorporated neighborhoods of the Modesto-Ceres urban area.

Like any other local jurisdiction, Stanislaus County constantly is involved in the process of balancing competing needs for the conservation and development of its resources. The County's commitment to the preservation of agricultural land is not a constraint to the development of affordable housing, as proven by the County's substantial progress toward meeting its share of regional housing needs.

Planned Development Districts

The Planned Development (P-D) section of the Stanislaus County Zoning Ordinance provides a zoning mechanism that gives developers increased flexibility in the design of housing projects. In each P-D district, minimum parcel sizes, densities and other development standards such as street widths and parking requirements are established by the individual development plan approved by the Planning Commission and the Board of Supervisors.

The County's policy has been to encourage the use of P-D districts for larger residential projects. One reason for this policy is P-D districts allow the creation of smaller lot sizes than normally allowed under standard residential zoning. Although

the residential P-D project approval time is generally somewhat longer than the standard subdivision process, this factor is outweighed by the greater flexibility in development standards, which helps reduce development costs. As a result, the County does not consider its policy to encourage the use of P-Ds to be a constraint to the development of affordable housing; it is in fact an incentive because of its flexibility.

At the same time, the County will consider reducing the minimum parcel sizes required in standard residential zones (see Program 5-4). Reducing the minimum parcel size to 5,000 sq. ft., where public sewer and water are available, may make standard residential zoning a more viable alternative to P-Ds.

Building Code Enforcement

Building and housing codes establish minimum standards and specifications for structural soundness, safety and occupancy. The State Housing Law requires cities and counties to adopt minimum housing standards based on industry uniform codes. In addition to meeting the requirements of the State Housing Law, local governments enforce other state requirements for fire safety, noise insulation, soil reports, earthquake protection, energy conservation, and access for the physically disabled.

The Stanislaus County Building Division enforces the Uniform Building Code, the Uniform Mechanical Code, the Uniform Plumbing Code and the National Electrical Code. No County amendments to the codes have been adopted.

The Building Division reviews plans for new residential development to ensure building code compliance. To expedite the permitting process, master plans for model homes in a subdivision are reviewed, thereby allowing over-the-counter issuance of building permits for identical units.

Code violations are investigated on a complaint basis. With only six building inspectors to cover the entire unincorporated area, the Building Division is limited in its ability to perform inspections other than those mandated by state law. Most inspections are performed for new construction rather than for existing units.

Enforcement of building codes is necessary for the proper construction and maintenance of safe, decent housing and is not considered a constraint to development.

Site Requirements

Under the State Subdivision Map Act and the Stanislaus County Subdivision Ordinance, on-site improvements required for most subdivisions include streets, curbs, gutters, sidewalks, street lights and storm drains. A certain degree of flexibility is built into the Subdivision Ordinance by making some requirement

discretionary. For example, Section 20.52.110 provides that block lengths shall not exceed 1,100 feet unless the commission finds exceptional conditions to justify such design. Similarly, Section 20.52.090 states that alleys may be required in residential districts where overhead utilities are to be installed. This flexibility ensures that on-site improvement requirements can be adapted to the specific project under review, thus preventing them from being a constraint to development.

Off-site improvement requirements also are determined on a case-by-case basis and generally consist of improvements needed to alleviate specific public health or safety concerns resulting from proposed projects. For example, as a condition of approval, the County may require improvements to off-site roadways and intersections (such as pavement widening or lighting) to safely accommodate the increase in traffic generated by the proposed subdivision. Such requirements are not a constraint to development and are necessary to ensure the public health and safety.

Processing and Permit Procedures

Time is money to a developer, and lengthy processing procedures can add to the cost of housing approvals. As a result, the County has taken steps to shorten the process. For example, pre-application conferences between developers and County staff are encouraged during initial developer inquiries. Approval of master plans for model homes in a subdivision allows over-the-counter issuance of building permits for identical units. Concurrent processing of applications (e.g., general plan amendments, zone changes, subdivision maps) also saves time in the approval process. In addition, the Planning Department works closely with the Building Division to coordinate permit processing procedures and to ensure reasonably quick and efficient processing of applications.

Processing times currently run about two months for a single-family dwelling, four months for a standard subdivision, four months for a multi-family residential project, and five months for a rezone. Processing times are much longer if an environmental impact report (EIR) is required.

In an effort to further reduce processing times as much as possible, the County established a Red Tape Task Force in March 1993, to study permit processing and recommend ways to increase efficiency. When the task force completes its study, the County will consider its recommendations and take appropriate action. However, the County's ability to streamline its permit processing procedures is limited by procedures and time frames proscribed by state law, especially regarding the environmental review process. Public review, hearings and notification are not only mandatory, but also require a specific sequence of time periods in which each part of the process is to occur. Without changes in state law, many of the County's processing times cannot be abbreviated.

Public Facilities Fees

Several events during the past 15 years have undercut the ability of local governments to finance infrastructure: passage of Proposition 13, difficulty passing bond initiatives, and severe reductions in federal and state assistance. As an immediate response to their funding crisis, cities and counties throughout California cut back services, deferred maintenance, and slashed capital investment in public facilities. As a longer-term response, most cities and counties have shifted the burden of financing infrastructure from tax revenues and general obligation bonds to impact fees on new development.

In December 1989, Stanislaus County adopted a comprehensive program for the collection of public facilities fees. Three steps were required in the process of formulating an equitable allocation of the capital costs for County infrastructure: (1) the costs of remedying existing deficiencies were separated from the costs of facilities to accommodate new growth; (2) costs for county-wide services (e.g., criminal justice system) were distinguished from costs for County services provided only in the unincorporated areas (e.g., sheriff's patrol); and (3) costs for new facilities were distributed among different types of development (e.g., residential, retail commercial, etc.).

Based on the foregoing analysis, county-wide fees were established for all new development occurring in Stanislaus County, including development within the nine cities. Additional fees were established for development in unincorporated areas. Under cooperative agreements negotiated with the nine cities, the cities collect county-wide fees for development within city limits and remit the fees to the County; the County collects fees for development in unincorporated areas.

Fees for residential development in unincorporated areas cover allocated costs for the following services provided by the County: roads, jails, courts, library, parks, public health, sheriff's protection and fire protection (unless the project is located in a fire district, which establishes its own fees).

When the public facilities fees program was implemented in 1990, fees for a single-family dwelling in unincorporated Stanislaus County were approximately $5,500 per unit. Those fees have been reduced twice as a result of annual review to ensure consistency with the cost of providing public services and facilities. Fees for a single-family dwelling in unincorporated Stanislaus County in 1993, are approximately $3,140 per unit.

In recognition of the need to promote and encourage the provision of affordable housing, the County adopted new policy guidelines for public facilities fees in July 1992. Under the new guidelines, the County waives fees for very low-income housing projects; fees for low-income housing units are deferred until the unit is first resold; and fees for moderate-income housing are partially deferred until the first resale. (Fees for publicly assisted housing for moderate-income households are 100% deferred.)

In addition to public facilities fees to finance capital improvements for County-provided services, school impact fees can be imposed on residential construction by local school districts without County review. State law currently limits school impact fees to $2.65 per square foot, which totals nearly $4,000 for a 1,500 square foot house. These fees are intended to mitigate the cost of accommodating new students entering the school district as a result of new residential development.

C. TRENDS IN HOUSING PRODUCTION

The 1980's was a decade of rising prices and rising interest rates. The 1990's have ushered in a recession in the housing market, which has reversed development trends. Developers concentrated on high-cost housing in the 80's as buyers sold existing housing at windfall prices and bought their "dream homes." In 1992, the trend is toward the entry-level buyer.

The truly "affordable" house is not in production and will not be available in any significant numbers until some means can be implemented to decrease development costs, which can be as much as 25% of the cost of a single-family affordable home.

VII. LOW-INCOME RENTAL UNITS AT RISK OF CONVERSION

Section 65583(a)(8) of the Government Code requires an analysis of existing assisted rental housing developments for low-income residents that are eligible to change to market-rate units during the next ten-year period due to termination of use restrictions. The required analysis includes project name and location, earliest possible date of conversion to non-low-income use, and the total number of elderly and nonelderly units which could be lost from the local low-income housing stock. The analysis shall also include an estimate of the total cost of producing new replacement housing units and an estimated cost of preserving the assisted housing development.

The Stanislaus County Planning Department researched all appropriate resources that would likely list at-risk units and found no at-risk units within the unincorporated area of Stanislaus County; all identified at-risk units were found to be located in incorporated areas.

Documents researched included:

1) California Debt Advisory Commission Annual Summary 1990, The Use of Housing Bond Proceeds

2) Inventory of California FMHA Section 515 Projects Subject to Conversion at Owners Option, Listed by County and FMHA District as of April 1991

3) California Housing Partnership Corporation Inventory of Federally Subsidized Low-Income Rental Units at Risk of Conversion, 1991 Update - Northern California Counties

4) Stanislaus County Housing Authority, Section 8 Lower-Income Rental Assistance Project-Based Programs for:

   * New Construction
   * Substantial or Moderate Rehabilitation
   * Loan Management Set-Aside

VIII. EVALUATION OF 1985 HOUSING ELEMENT

The State requires the County to evaluate and revise its 1985 Housing Element according to the following criteria:

1. Effectiveness of the element. (A review of the actual results of the earlier element's goals, objectives, policies and programs.)

2. Progress in implementation. (An analysis of the significant differences between what was projected or planned in the 1985 element and what was achieved.)

3. Appropriateness of goals, objectives and policies. (A description of how the goals, objectives, policies and programs of the updated element incorporate what has been learned from the results of the prior element.)

In compliance with these requirements, the following sections review the effectiveness of the 1985 Housing Element, analyze any discrepancies between its quantified objectives and what was actually achieved, and describe how the 1992 Housing Element incorporates what has been learned from the previous element.

Effectiveness of the 1985 Housing Element

One measure of the effectiveness of the County's previous housing element is the new residential construction permitted during the 5-year planning period. As shown on Table 40, the County issued permits for construction of a total of 4,129 units in the years 1986-1990.

TABLE 40

SUMMARY OF RESIDENTIAL BUILDING PERMIT ACTIVITY 1986 - 1991

Type of Construction	Number of Units	Percent of Total
Single-family units	2,359	57.2%
Duplex units	202	4.8%
Apartment units	99	2.4%
Move-in units	177	4.2%
Mobile Homes in parks	341	8.4%
Mobile Homes on private lots	951	23.0%
Total Construction	**4,129**	**100.00%**

Source: Stanislaus County Planning Department

Of the total 4,129 units permitted, approximately 58% were single-family units. Another 31% were mobile homes on private lots or in parks. Permits were issued for approximately 301 duplex and apartment units (7.2%) and 177 move-in units (4.2%).

Additional County actions related to or resulting from the 1985 Housing Element include the following:

1. County made six applications for Community Development Block Grants (CDBGs):

   1986 New water well for Riverdale Park Tract
   1987 Keyes sewer trunk installation
   1987 Monterey Park Tract water distribution system
   1989 Salida community needs assessment
   1990 County-wide housing conditions survey
   1991 Keyes community housing rehabilitation

2. County established a redevelopment agency in 1989. One of the three main thrusts of the agency's redevelopment plan is to provide housing rehabilitation and construction of new housing for low- and moderate-income residents; the agency intends to spend more than the required 20% set-aside for this purpose.

3. County made approximately 800 housing repair grants annually through the home repair program operated by the Department of Social Services for SSI/SSP recipients.

4. County actively participated in the Community Housing Revitalization and Development Task Force.

5. County established public facility fees in 1989, to ensure adequate funding of infrastructure required for residential, as well as, commercial and industrial development.

6. County streamlined its permit processing by adopting concurrent processing of general plan and rezoning applications.

7. County established a homeless assistance program to provide temporary shelter for recipients of AFDC.

Progress in Implementation

Table 41 analyzes the difference between what was projected or planned in the 1985 Housing Element and what was actually achieved. As indicated, the County far exceeded its objective of 317 new units, primarily because of unprecedented population growth that was not anticipated when the 1985 Housing Element was adopted.

TABLE 41

PROGRESS IN IMPLEMENTATION OF 1985 HOUSING ELEMENT

1985 Element Objectives	Results	Explanation of Differences
317 units constructed	4,129 units	County experienced unprecedented growth; projected need was underestimated.
Rehabilitation of 30 units per year	None	CDBG application denied; Redevelopment Agency established but still in early stages.
Submit CDBG applications on an annual basis	Six applications submitted	Five out of six applications were granted.
Participate in Community Housing Task Force	Done	Planning staff actively participated until Task Force disbanded in 1992.
Adopt condominium ordinance by 1986	Not done	Staffing limitations.
Issue housing repair grants to SSI recipients	Done but...	Program is currently out of funding and may be permanently discontinued.
Streamline permit processing by 1985	Done	"One-stop shop review" of permit applications is in place.
Annually review fees to ensure they are consistent with costs	Done	County application fee and public facility fees have been in place since 1989.
Amend zoning ordinance to encourage energy conservation by 1984	Not done	Staffing limitations.
Adopt Fair Housing Ordinance by 1985	Not done	Staffing limitations.
Encourage second units	Done	Limited demand.
Provide density bonus	Done	Limited demand.

On the other hand, the County was less successful in meeting its objectives for housing rehabilitation. The County applied for CDBG funds in 1990 to implement a rehabilitation program in the Keyes community, but the application was denied. It was successfully resubmitted in 1991.

Another major effort to establish a rehabilitation program involves the Stanislaus County Redevelopment Agency which was established in 1989. The redevelopment agency has adopted its redevelopment plan, which includes housing rehabilitation as one of its main goals. Once tax-increment funds accumulate, the County will be in a stronger position to accomplish its housing rehabilitation objectives.

County efforts to conserve existing housing stock include the housing repair program operated by the Social Services Division of the Welfare Department for SSI/SSP recipients. When the previous element was adopted, the home repair program was issuing about 800 housing repair grants a year; today the program is out of funding and may be discontinued altogether. Until now, the program has been funded by the State, which is currently experiencing severe budget problems. The County is making every effort to obtain funding from other sources to keep the program going.

The needs of the homeless were not specifically addressed in the 1985 Housing Element. However, in 1988, the County established a homeless assistance program for AFDC recipients. The program provides cash or vouchers for temporary shelter, as well as, referral to other community services available to the homeless. With the goal of helping eligible families find permanent housing, the program also provides payment of security deposits and last month's rent, if required, for rental agreements. Since its beginning in 1988 through April 1991, the program approved approximately 13,649 requests for temporary and permanent shelter.

Appropriateness of Updated Goals, Objectives and Policies

The goals, objectives, policies and programs of the 1992 Housing Element reflect the County's past experience in two main ways:

1. Although the County has issued permits for 4,129 housing units since adopting the 1985 Housing Element--far exceeding its objective of 317 units--it is difficult to determine whether affordable housing needs have been met. No quantified objectives were established specifically for low- and very low-income groups and no data is available to determine the price ranges of the housing units constructed.

   The 1992 Housing Element specifically addresses the needs of low- and very low-income residents and establishes quantified objectives for the construction, rehabilitation and preservation of housing to meet those needs.

   The 1992 Housing Element also includes a commitment to improve the County's housing database so that progress in meeting objectives can be evaluated.

2. County efforts to implement the 1985 Housing Element were hindered by budget constraints and staffing limitations. Confronted by a booming population and escalating demands for services, Stanislaus County (like many other public agencies) is compelled to do more with less.

   The 1992 Housing Element includes a commitment to prioritize limited staff time to programs of greatest need.

   For a detailed evaluation of the 1985 Housing Element, see Appendix C.

Appropriateness of the Previous Element

Based on the foregoing review of programs in the 1985 Housing Element, the goals, objectives, policies and programs of the updated element have been revised to more successfully achieve the County's objectives during the new planning period.

Major revisions reflected in the 1992 Housing Element include the following:

Implementation 1-1.A has been replaced by Program 1.5, which broadens the County's support to include any federal, state and local governmental agencies, as well as private, non-profit organizations and other community groups involved in housing programs.

Implementation 1-1.C has been replaced by Program 2.5, which states that the County will continue to provide housing information and referral services. Reference to SAAG (which no longer is involved in housing programs) has been eliminated.

Implementation 1-1.D has been eliminated because the Community Housing Revitalization and Development Task Force no longer exists. Program 1.7 states the County will participate in a local community housing coalition; broader language is intended to include any such group that is established during the planning period.

Implementation 2-1.B has been replaced by Program 1.8, which states that the County will prepare and adopt an ordinance (or amend the existing density bonus provisions of the zoning ordinance) to implement the State Density Bonus law.

Implementation 2-1.D has been eliminated because the shared housing program for seniors no longer exists. Under Program 1.5, the County is committed to working with other agencies (including those involved in shared housing programs) to reach common housing goals.

Implementation 3-2.A has been replaced by Program 4.2, which states that the County will establish and maintain an inventory of lands designated for residential use in the unincorporated areas of Stanislaus County.

Implementation 4-3.A and 4-3.B have been replaced by Program 5.6, which pledges to continue to improve the efficiency of permit processing. Program 5.13 has been added to reflect the County's establishment of a Red Tape Task Force to help streamline the development process.

IX. HOUSING GOALS, OBJECTIVES, POLICIES AND PROGRAMS

INTRODUCTION

Analysis of housing supply data, housing characteristics, special needs and related economic demographic factors identifies numerous housing needs and problems in Stanislaus County, particularly for very low-, low- and moderate-income households. This section describes the actions that will be undertaken by the County to supplement or complement present endeavors to meet housing needs. Meeting the challenge will require action by both the private and public sectors.

Private Sector: The housing delivery system is essentially a private system involving the production, exchange and management of the housing supply. The resolution of certain housing problems is, therefore, critically dependent upon the decisions and actions of private developers, lenders, investors, citizens, community groups and other actors in the private sector.

Public Sector: Local government also plays an important role, continuously influencing the housing delivery system by its decisions regarding land use and transportation planning, zoning, utility extensions, building codes and various other standards and regulations. Similarly, federal and state governmental actions regarding property and income taxation, housing subsidy programs, and monetary and fiscal policies have far-reaching effects on housing.

Coordination Required: Because the housing delivery system responds to so many diverse influences, coordination between private and public sectors is essential in effectively addressing the County's housing needs.

Guidelines for Action and Decisions: The goals, objectives, policies and programs set forth below serve as guidelines for County actions and decisions in housing-related matters. Consistent with state and national housing objectives, the goals and policies reflect a commitment to provide a decent home and suitable living environment for every individual and family.

Five-Year Action Plan: Together the goals, objectives, policies and programs comprise an action plan for housing in Stanislaus County through June 30, 1997. The plan has five goals, each with its own separate areas of emphasis and corresponding policies and programs.

Programs: Programs are specific actions or procedures designed to implement or carry out policies. Many of the programs are interrelated and applicable to more than one goal or policy. For example, housing programs designed to assist the elderly or other special needs households also assist low-income individuals. Similarly, policies designed to provide adequate sites for development also can be viewed as a removal of governmental constraints. To avoid unnecessary duplication, programs usually are listed only once under the most appropriate goal.

Included in the description of each program is an estimated time frame for completion. Many of the programs can be implemented within a one to five-year period; other programs are ongoing. Funding sources and County agencies responsible for implementing the programs are identified. Programs are limited to only those tasks that are within the County's ability to implement and that are financially feasible.

In an era of fiscal uncertainty, it is difficult to predict whether funding will be available for these programs. In all cases, the County's commitment to the actions, time frames and budget sources specified for each program is subject to State and County budget constraints.

Agencies listed as responsible agencies for each program include only departments or offices of the Stanislaus County Government, as well as the Stanislaus County Redevelopment Agency and the Stanislaus County Housing Authority, which are independent agencies but work closely with Stanislaus County. Many other agencies outside county government may be involved in these programs but are not obligated to do so under this plan.

Assumptions: Various assumptions are inherent in the plan. These assumptions reflect basic values concerning the housing delivery system in Stanislaus County:

1. The private sector is, and should be, the major provider of housing.

2. One of the County's roles should be to encourage and support private, non-profit efforts to better serve all residents, particularly those who are not being served by the housing system because of economic considerations.

3. The County alone does not have sufficient financial resources or power to solve the housing problem. Basic solutions will largely depend on federal and state housing and economic policy decisions that influence housing production and personal income, the major determinants of how well needs are met in the housing market.

4. Expansion of housing opportunities is closely tied to the development of adequate employment opportunities and maintenance of income levels for all segments of the population.

5. The County may help meet housing needs by involvement in programs using CDBG funds or redevelopment set-aside monies, expediting the review process, encouraging alternative building materials and effectively implementing those Special State Housing Requirements, as identified in Appendix A.

Sources of Data: The County will use the Stanislaus Area Association of Government (SAAG's) 1990-97 fair share allocation of regional housing needs as a base for implementation of its housing programs. The 1990 Census data will be used to the extent available. Other data will be collected to augment and provide more up-to-date information for the preparation of the 1992-97 Housing Element.

HOUSING ELEMENT GOALS

1. Encourage the provision of adequate, affordable housing, including units for rent and for ownership for residents of all income groups, including very low-, low- and moderate-income households.

2. Maximize housing choices and opportunities throughout Stanislaus County.

3. Conserve and improve Stanislaus County's existing housing stock.

4. Designate sufficient sites for all types of residential development required to meet projected future housing needs.

5. Minimize governmental constraints to affordable housing in Stanislaus County.

QUANTIFIED OBJECTIVES

Income Group	Construct	Rehab	Conserve
Very Low	529	43	13
Low	375	21	50
Moderate	463	61	0
Above Moderate	838	0	0
TOTAL	**2,206**	**125**	**63**

AFFORDABLE HOUSING

Goal 1: Encourage the provision of adequate, affordable housing, including units for rent and for ownership for residents of all income groups, including very low, low- and moderate-income households.

Policies

1.a The County shall seek and use federal, state, and local funds to provide and subsidize low-cost housing.

1.b The County shall encourage public/private sector partnerships and cooperation in developing and implementing solutions to affordable housing problems.

1.c The County shall provide incentives to developers to build a range of housing that is affordable to County residents, including very low-, low- and moderate-income households.

1.d The County shall encourage energy conservation in existing homes and new housing developments.

Programs

Program 1.1 - Redevelopment Funds (New)

Twenty-five percent of tax increments in Redevelopment Project Areas has been allocated to increasing and improving the supply of housing for low- and moderate-income households. It is estimated that the Low- and Moderate-Income Housing Fund (L&M Fund) will receive the following amounts through June 30, 1997:

1992 - 93	$86,136
1993 - 94	89,581
1994 - 95	93,164
1995 - 96	96,890
1996 - 97	100,765
TOTAL	$466,536

In addition, the fund will receive contributions from the Diablo Grande destination resort project. As the residential phases of the project are developed, a per-unit fee will be contributed to the L&M Fund for affordable housing.

The County will work with the Redevelopment Agency to establish policy guidelines for the expenditure of the housing set-aside monies. However, most of the anticipated revenue through 1997 is already committed to housing rehabilitation projects on the west side of the County, a down payment assistance program in Empire, and repayment of a loan from the State Water Resources Control Board for the Bret Harte sewer project.

Responsible Agencies:	Redevelopment Agency Planning Department
Time Frame:	Ongoing
Funding:	Department/Agency Budgets Tax Increment Funds

Program 1.2 - Community Reinvestment Act (New)

Contact lending institutions that handle County investments and begin negotiations for the use of Community Reinvestment Act (CRA) funds. In addition, consider limiting County's financial business to those lending institutions with the most aggressive and beneficial CRA programs. Community Reinvestment Act funds are to be targeted for housing opportunities for very low- and low-income groups.

Responsible Agencies:	Chief Executive Office Treasurer/Tax Collector Debt Advisory Committee
Time Frame:	1992-1994
Funding:	Department/Agency Budgets

Program 1.3 - Bank Community Development Company (New)

In conjunction with SCEDCO, initiate the establishment of a Bank Community Development Company (CDC), as outlined in Program 22 of the County's Economic Strategic Plan (September 1989). Use Community Reinvestment Act (CRA) funds in conjunction with Redevelopment Agency set-aside monies to establish a fund for low-income housing opportunities.

Responsible Agencies:	Chief Executive Office Planning Department
Time Frame:	1994-1996
Funding:	Department Budgets CRA Funds Tax Increment Funds

Program 1.4 - HOME Investment Partnership Act (New)

In order to participate in the HOME program, the County will encourage all nine cities to form a consortium and to prepare a joint Comprehensive Housing Affordability Strategy (CHAS). HOME funds may be used to develop and support affordable housing, including tenant-based rental assistance, assistance to first-time buyers and existing homeowners, property acquisition, new construction, reconstruction, moderate or substantial rehabilitation, site improvements, demolition, relocation expenses and other reasonable and necessary expenses related to development of nonluxury housing.

Responsible Agencies:	Planning Department in conjunction with cities Stanislaus County Housing Authority
Time Frame:	1992-1993
Funding:	Department/Agency Budgets CDBG Technical Assistance Grants

Program 1.5 - Inter-agency Coordination and Support

Continue to work with and support Federal, State and local governmental agencies, as well as private, nonprofit organizations and other community groups in coordinating local and regional housing programs and in reaching common housing goals. For example, the County will support the efforts of local nonprofit organizations by waiving public facilities fees for very low-income housing projects and deferring fees for low- and moderate-income housing. The County will also offer assistance with site identification and funding applications whenever possible.

Responsible Agencies:	Planning Department Housing Authority Public Facilities Fees Committee
Time Frame:	Ongoing
Funding:	Department/Agency Budgets

Program 1.6 - Participation in STANCO (New)

Participate in the Stanislaus County Affordable Housing Corporation (STANCO), a private, nonprofit housing corporation created to promote community support, facilitate public and private partnerships, seek funding and provide technical assistance for affordable housing.

Responsible Agencies:	Planning Department Board of Supervisors
Time Frame:	Ongoing
Funding:	General Fund Department Budget

Program 1.7 - Community Housing Coalition (New)

The County will participate in a local community housing coalition that will be formed to include Realtors, developers, business leaders, environmentalists, low-income housing producers and advocates, social service providers, representatives of public agencies and other interested organizations in cooperation with Chambers of Commerce and other community groups. This coalition will meet quarterly, or more often as need dictates, to generate input and promote solutions to problems on a community-wide basis. The function of the coalition will be to consolidate and coordinate local housing efforts which are currently splintered and inefficient.

Responsible Agencies:	Planning Department Stanislaus County Housing Authority
Time Frame:	Ongoing
Funding:	Department/Agency Budgets

Program 1.8 - Density Bonus Ordinance (New)

Prepare and adopt an ordinance to implement the State Density Bonus law, which offers developers the incentive of increased density and flexibility in development standards in exchange of the construction of affordable housing.

Responsible Agencies:	Planning Department Board of Supervisors
Time Frame:	1992-1994
Funding:	Department Budget

Program 1.9 - New Towns (New)

Require specific plans for new towns, or any other projects as may be deemed appropriate by the Board of Supervisors, to designate land uses that will accommodate housing for all economic groups. The percentage of housing types for each income level will be determined on a project-specific basis. Factors to be considered include, but are not limited to, the County's regional housing needs by income group and the overall economic feasibility of the project based on anticipated retail value less costs of land, infrastructure, fees and actual construction.

Responsible Agencies:	Planning Department
Time Frame:	1992
Funding:	Department Budget Developer Fees

Program 1.10 - In-Lieu Fees (New)

In conjunction with Program 1.9, develop in-lieu fees or a surcharge for the construction, replacement or rehabilitation of very low-, low- and moderate-income housing units.

Responsible Agencies:	Planning Department
Time Frame:	1993-1994
Funding:	Department Budget

Program 1.11 - Housing Trust Fund (New)

Investigate the possibility of establishing a Housing Trust Fund to provide funding for very low-, low- and moderate-income housing.

Responsible Agencies:	Planning Department
Time Frame:	1992-1994
Funding:	Department Budget Redevelopment Tax Increment Funds Developer Fees Grant monies and any other future resources that would increase the supply of low- and moderate-income housing.

Program 1.12 - Land Banking (New)

Consider establishing a land banking program, which will provide properties to be used for very low- and low-income housing programs. The program would allow for developer donations and purchase by grants. First right of refusal of tax sale properties would be given to nonprofit housing organizations or the Stanislaus County Housing Authority.

Responsible Agencies:	Planning Department
Time Frame:	1993-1994, Ongoing
Funding:	Planning Department Redevelopment Tax Increment Funds Donations

Program 1.13 - Equity Sharing (New)

Consider establishing an equity sharing program wherein the County would assist eligible buyers with the purchase of a home. When the house is sold, the equity earned through appreciation would be shared between the County and the occupants. The County's share of earned equity would then go into a housing trust fund.

Responsible Agencies:	Planning Department Board of Supervisors
Time Frame:	1994-1995
Funding:	Department Budget

Program 1.14 - Reinvestment Program (New)

In conjunction with Program 1.13, develop program to direct the County's profit from the sale of low-income housing to be reinvested in similar housing programs and projects.

Responsible Agencies:	Planning Department
Time Frame:	1995-1997
Funding:	Department Budget

Program 1.15 - Article 34 Allocation (New)

Article 34 of the California State Constitution requires public entities to obtain voter approval for the construction of low-income housing projects. The County will prepare a ballot measure and seek voter approval for the construction of a yearly allocation of low-income housing units.

Responsible Agencies:	Planning Department Stanislaus County Housing Authority Board of Supervisors
Time Frame:	1993-1994
Funding:	Department/Agency Budgets

Program 1.16 - Building Code Enforcement

Continue to enforce federal and state laws such as the Housing Code, Chapter 16.16, and the Dangerous Building Code, Chapter 16.24, that provides minimum health and safety standards in housing or other buildings.

Responsible Agencies:	Public Works Department, Development Services Division Department of Environmental Resources
Time Frame:	Ongoing
Funding:	Department Budgets Application Fees

Program 1.17 - Building and Design Standards for Residential Energy Conservation

Continue to reduce energy costs through building and design standards that encourage conservation of energy resources and utilization of alternative energy resources.

Responsible Agencies:	Public Works Department, Development Services Division Planning Department
Time Frame:	Ongoing
Funding:	Department Budgets

Program 1.18 - Mortgage Credit Certificate Program (New)

Cooperate in the Housing Authority's establishment and administration of a Mortgage Credit Certificate (MCC) Program as a means of providing financial assistance to first-time home buyers in the purchase of new or existing single-family housing. The MCC provides qualified home buyers with a federal income tax credit equal to as much as 20 percent of the annual interest paid on the borrower's mortgage.

Responsible Agencies:	Board of Supervisors Planning Department Housing Authority
Time Frame:	Ongoing
Funding:	Department Budgets

HOUSING OPPORTUNITIES

Goal 2: Maximize housing choices and opportunities throughout Stanislaus County.

Policies

2.a The County shall promote adequate opportunities for decent, safe, and affordable housing for the elderly, handicapped, families with female-headed households, large families, farm workers, the homeless, and other residents with special needs.

2.b The County shall promote adequate housing opportunities for all residents regardless of age, race, sex, marital status, ethnic background, source of income or other arbitrary factors.

Programs

Program 2.1 - Funding and Technical Assistance for Special Needs Housing

Seek and use all available funding programs and other types of housing assistance in an effort to accommodate the housing needs unique to special needs groups. Sources of funding and housing assistance include, but are not limited to, programs operated by the Farmers Home Administration, HCD, the Stanislaus County Housing Authority, Stanislaus County Affordable Housing Corporation (STANCO) and Self-Help Enterprises.

Responsible Agencies:	Planning Department Area Agency on Aging Stanislaus County Housing Authority Department of Social Services
Time Frame:	Ongoing
Funding:	Department/Agency Budgets

Program 2.2 - Residential Accessibility

Continue to promote accessibility for the disabled and handicapped by reviewing plans for apartment complexes for compliance with state and federal regulations.

Responsible Agencies:	Public Works Department, Development Services Division
Time Frame:	Ongoing
Funding:	Department Budget

Program 2.3 - Fair Housing Ordinance (New)

Publicize the County's fair housing policies by posting information notices in libraries, post offices and other public buildings, and by issuing press releases to local media. If possible, information notices shall be published in both Spanish and English.

Responsible Agencies:	Planning Department Board of Supervisors Redevelopment Agency
Time Frame:	Ongoing
Funding:	Department/Agency Budgets

Program 2.4 - Federal and State Housing Law

Continue to enforce the following federal and state laws that prohibit discrimination in housing:

Federal Fair Housing Amendment Act of 1988
Title VIII of the 1968 Civil Rights Act
State Fair Housing Act (Government Code, Section 12955)
Unruh Act (Civil Code, Section 50)

Responsible Agencies:	Planning Department Stanislaus County Housing Authority
Time Frame:	Ongoing
Funding:	Department/Agency Budgets

Program 2.5 - Information and Referral

Continue to provide housing information and referral services to very low-, low- and moderate-income persons and special needs groups on an as-needed basis. Individuals seeking housing advice, counseling and other types of assistance will be referred to public agencies, community-based organizations and other service providers of the requested service or assistance.

Responsible Agencies:	Department of Social Services Stanislaus County Housing Authority Planning Department
Time Frame:	Ongoing
Funding:	Department/Agency Budgets State and Federal Funds

Program 2.6 - Allow Farm Worker Housing in Agricultural Zones

Continue to allow farm-employee housing in agricultural zones. Existing A-2 zoning allows temporary farm labor camps in connection with any agricultural work or place where agricultural work is being performed. Housing for year-round, full-time farm employees is permissible in addition to the number of dwellings normally allowed by the density standard.

Responsible Agencies:	Planning Department
Time Frame:	Ongoing
Funding:	Application Fees

Program 2.7 - Expedited Permitting Procedure for Farm Worker Housing (New)

Prepare, adopt and implement an expedited permitting procedure for construction of temporary farm worker housing similar to Ordinance No. 4166 adopted by Sonoma County.

Responsible Agencies:	Planning Department Department of Environmental Resources Board of Supervisors
Time Frame:	1992-1993
Funding:	Department Budgets

Program 2.8 - State and Federal Housing Programs for Farm Workers

Continue to assist the Stanislaus County Housing Authority in its administration of state and federal housing programs for farm workers.

Responsible Agencies:	Planning Department Stanislaus County Housing Authority
Time Frame:	Ongoing
Funding:	Department/Agency Budgets

Program 2.9 - State Regulations Regarding Farm Worker Housing

Continue to enforce state regulations regarding farm worker housing.

Responsible Agencies: Department of Environmental Resources

Time Frame: Ongoing

Funding: Department Budget

Program 2.10 - Second Units

Continue to provide affordable housing for special needs groups by allowing the construction of second units on lots zoned for single-family residential use, subject to the issuance of a use permit. Second units provide affordable housing for family members, senior citizens, handicapped persons and renters.

Responsible Agencies: Planning Department

Time Frame: Ongoing

Funding: Department Budget

Program 2.11 - Homeless Assistance Program

Continue to provide cash or vouchers for temporary shelter for AFDC recipients, as well as, referral to other community services available to the homeless. With the goal of helping eligible families find permanent housing, the program also provides payment of security deposits and last month's rent, if required, for rental agreements.

Responsible Agencies: Department of Social Services

Time Frame: Ongoing

Funding: Department Budget

Program 2.12 - Identify Sites for Homeless Shelters (New)

The County will identify sites suitable for a homeless shelter and transitional housing. An adequate site (or adequate existing structure) has reasonable access to public agencies and transportation services. Public services and facilities should be available to the site; the General Plan designation and zoning should permit the development of conversion to, or use of, a shelter or transitional housing without undue special regulatory approval; and parking requirements, fire regulations and design standards should not preclude use of the site.

Responsible Agencies:	Planning Department
Time Frame:	1994-1995
Funding:	Department Budget

HOUSING REHABILITATION

Goal 3: Conserve and improve Stanislaus County's existing housing stock.

Policies

3.a The County shall assist unincorporated communities in maintaining and rehabilitating the existing housing stock as decent, safe, sanitary and affordable housing.

3.b The County shall provide assistance to improve community surroundings and infrastructure in residential areas.

3.c The County shall encourage and facilitate housing and economic development and revitalization in unincorporated communities.

Programs

Program 3.1 - Redevelopment Agency (New)

The Stanislaus County Redevelopment Agency was established by the Board of Supervisors in 1989. The purpose of this agency is to improve and revitalize unincorporated communities through eliminating blight, expanding the supply of low- and moderate-income housing, and expanding employment opportunities. Redevelopment activities will focus on 16 project areas established throughout the County.

Three major areas of housing activity are identified in the Redevelopment Plan:

1. Funding infrastructure improvements that would allow housing sites to develop in a safe and effective manner and would reduce costs so that housing would be more affordable for first-time buyers and moderate-income households.

2. The creation of viable infill housing opportunities through the acquisition of sites for which multi-family housing could be developed or rehabilitated.

3. Development of a comprehensive, long-term rehabilitation program aimed at attacking blighted housing conditions in the project areas.

Twenty-five percent of tax increments will be allocated toward increasing and improving the supply of housing for low- and moderate-income households. As tax increment funds accumulate, the Redevelopment Agency needs to develop specific guidelines for the utilization of tax increment set-aside monies for new construction and the rehabilitation of existing housing.

Responsible Agencies:	Planning Department Redevelopment Agency
Time Frame:	Ongoing
Funding:	Department/Agency Budgets Tax Increment Funds

Program 3.2 - CDBG Funds

Continue to apply for community development block grants for the purpose of rehabilitating existing housing stock. Targeted areas are unincorporated communities.

Responsible Agencies:	Planning Department
Time Frame:	Ongoing
Funding:	Department Budget

Program 3.3 - Keyes Rehabilitation Project (New)

Utilize $500,000 acquired through a CDBG rehabilitation grant to rehabilitate 24-26 housing units in the unincorporated community of Keyes.

Responsible Agencies:	Stanislaus County Housing Authority Planning Department
Time Frame:	1992-1993
Funding:	CDBG Grant

Program 3.4 - Home Repair Program

Continue to issue housing repair grants to recipients of SSI/SSP assistance. If funding from the State is not available, the County will seek other sources of funding to keep the program going.

Responsible Agencies:	Department of Social Services
Time Frame:	Ongoing
Funding:	Department Budget

Program 3.5 - Bret Harte Sewer Project

The State Water Resources Control Board has reserved a fund of $3.05 million for the Stanislaus County Redevelopment Agency to construct a sewer collection and transfer system in the Bret Harte neighborhood of unincorporated Modesto. By remedying a serious health and safety problem, the project will conserve existing very low-, low- and moderate-income housing in the redevelopment project area. The project will also provide the opportunity for some new construction of affordable housing. Repayment of the loan will be made with future receipts of property tax increment funds.

Responsible Agencies:	Redevelopment Agency Planning Department
Time Frame:	1993-1995
Funding:	Tax Increment Funds Department/Agency Budgets

SUFFICIENT SITES

Goal 4: Designate sufficient sites for all types of residential development required to meet projected future housing needs.

Policies

4.a The County shall identify unincorporated areas with adequate infrastructure and limited environmental concerns that are most suited for housing, especially lower cost and higher density housing.

4.b The County shall establish and maintain an inventory of buildable lots with limited environmental constraints, current and planned infrastructure and appropriate zoning for the provision of sufficient housing sites.

4.c The County shall identify specific methods and provide assistance to improve infrastructure in residential areas.

Programs

Program 4.1 - General Plan Review

Review existing General Plan, community plans, and zoning designations on an ongoing basis in a continuing effort to ensure that an adequate supply of land is available to meet local and regional housing goals for all types of housing.

Responsible Agencies:	Planning Department General Plan Update Committee
Time Frame:	Ongoing
Funding:	Department Budget

Program 4.2 - Residential Lands Inventory/GIS (New)

Establish and maintain an inventory of lands designated for residential use in the unincorporated areas of Stanislaus County by organizing resources to begin operation of a computer database.

Responsible Agencies:	Planning Department MIS Department
Time Frame:	Ongoing
Funding:	Department Budgets

Program 4.3 - Redevelopment Agency (New)

Coordinate with the Stanislaus County Redevelopment Agency on the use of housing set-aside funds to install or upgrade infrastructure for low- to moderate-income housing projects.

Responsible Agencies:	Redevelopment Agency Planning Department
Time Frame:	Ongoing
Funding:	Department/Agency Budgets Tax Increment Funds

Program 4.4 - CDBG Funds

Continue to apply for Community Development Block Grant Funds available for infrastructure improvements.

Responsible Agencies:	Planning Department
Time Frame:	Application for CDBG funds annually
Funding:	Department Budget

Program 4.5 - Community Services Districts and County Service Areas (New)

Investigate the feasibility of establishing Community Services Districts or County Service Areas for the provision of sewer and water service to unincorporated areas.

Responsible Agencies:	Department of Environmental Resources Planning Department Public Works Department
Time Frame:	1993-1994
Funding:	Department Budgets CDBG Technical Assistance Grants

Program 4.6 - Urban Infill

Require new housing projects to locate in areas with existing public facilities and services before expanding into areas without services. Also review and revise development standards, if possible, to allow development of irregular, small or otherwise substandard parcels.

Responsible Agencies:	Planning Department Board of Supervisors
Time Frame:	Ongoing
Funding:	Department Budget

Program 4.7 - Designate Additional Sites (New)

To encourage the production of housing affordable to low-income households, the County will review General Plan designations and zoning in the unincorporated communities and identify additional sites for R-3 zoning. Potential locations include the communities of Empire and Keyes, both of which have public water and sewer services available.

Responsible Agencies:	Planning Department
Time Frame:	1994-1995
Funding:	Department Budget

Program 4.8 - Establish Minimum Densities (New)

To ensure that multi-family sites are utilized to their full potential, the County will establish minimum densities for some of its General Plan designations and residential zones. For example, areas designated medium-high density residential and zoned R-3 currently allow from 0 to 25 dwelling units per acre. Establishment of a minimum density, such as 12 dwelling units per acre, would ensure that R-3 zones are in fact used for multi-family housing.

Responsible Agencies:	Planning Department
Time Frame:	1994-1995
Funding:	Department Budget

Program 4.9 - Denair Sewer Project (New)

To enable the development of some of the County's largest existing sites designated for multi-family housing, the County will continue to work with the Denair Community Services District, the Denair MAC (Municipal Advisory Council) and any other concerned organizations or individuals to facilitate expansion of the community's sewer capacity.

Responsible Agencies:	Planning Department Department of Public Works
Time Frame:	Ongoing
Funding:	Department Budgets

GOVERNMENTAL CONSTRAINTS

Goal 5: Minimize governmental constraints to affordable housing in Stanislaus County.

Policies

5.a The County shall ensure that its standards, ordinances and application processing procedures serve to expand housing opportunities for County residents.

5.b The County shall remove governmental regulations that unnecessarily increase the costs of housing in Stanislaus County.

Programs

Program 5.1 - Review Regulations

Review existing fees, standards, ordinances and procedures on an ongoing basis in a continuing effort to identify barriers to affordable housing and determine methods for reducing housing costs.

Responsible Agencies:	Planning Department
Time Frame:	Ongoing
Funding:	Department Budget

Program 5.2 - Annual Meeting (New)

Conduct a public meeting once a year so that individuals and groups interested in local housing issues can discuss their concerns and offer suggestions on how the County can remove barriers to affordable housing.

Responsible Agencies:	Planning Department Board of Supervisors
Time Frame:	Annually
Funding:	Department Budgets

Program 5.3 - Public Facility Fees (New)

The County will annually review the level of fees charged to ensure that they are consistent with the cost of providing public services and facilities and do not contribute unnecessarily to increasing housing costs.

In July 1992, the Board of Supervisors approved new policy guidelines for public facilities fees. Under the new guidelines, the County waives fees for very-low income housing projects and allows the deferral of fees for low- and moderate-income housing. The County also will consider the possibility of prorating fees for seasonal farm worker housing projects. (Please note: school impact fees are not subject to waiver or deferral under this program.)

Responsible Agencies:	Chief Executive Office Board of Supervisors
Time Frame:	Ongoing
Funding:	Department Budgets

Program 5.4 - Development Standards (New)

The County will consider waiving various development standards and street requirements on a project-by-project review. Improvements are thus deferred, making many projects feasible due to a reduction in initial expenses. Factors considered in waiving standards include, but are not limited to, the following:

- Location
- Density
- Market
- Design Concepts

The County will also consider reducing its minimum lot size from 6,000 sq. ft. to 5,000 sq. ft. where public sewer and water are available.

Responsible Agencies:	Planning Department Public Works Department
Time Frame:	Ongoing
Funding:	Department Budgets Application Fees

Program 5.5 - Planning Development

Continue to encourage use of Planned Development (P-D) zones in lieu of standard residential zoning. P-D allows higher housing densities and greater flexibility in design, making it possible to develop a broader spectrum of housing choice for residents.

Responsible Agencies:	Planning Department
Time Frame:	Ongoing
Funding:	Department Budget

Program 5.6 - One-stop Permits

Continue to improve the efficiency of "one-stop permit review."

Responsible Agencies:	Planning Department Public Works Department, Development Services Division
Time Frame:	Ongoing
Funding:	Department Budgets Application Fees

Program 5.7 - Building Code Review

Review and amend ordinances to reflect changes in mandated laws and emergency federal, state and local trends.

Responsible Agencies:	Planning Department Public Works Department, Development Services Division
Time Frame:	Ongoing
Funding:	Department Budgets

Program 5.8 - Duplexes

Continue to allow the development of duplexes on corner lots in single-family residential zones, provided that urban services are available, the units face different streets, and the lot size meets minimum zoning regulations.

Responsible Agencies: Planning Department

Time Frame: Ongoing

Funding: Application Fees

Program 5.9 - Mobile Homes

Continue to allow mobile homes or manufactured housing on lots zoned for single-family residences.

Responsible Agencies: Planning Department

Time Frame: Ongoing

Funding: Application Fees

Program 5.10 - Second Units

Continue to allow the construction of second units on lots zoned for single-family housing.

Responsible Agencies: Planning Department

Time Frame: Ongoing

Funding: Application Fees

Program 5.11 - Farm Worker Housing

Continue to allow farm worker housing in agricultural zones.

Responsible Agencies: Planning Department

Time Frame: Ongoing

Funding: Application Fees

Program 5.12 - Expedited Permitting Procedure for Farm Worker Housing (New)

Consider adoption of an expedited permitting procedure for construction of temporary farm worker housing similar to Ordinance No. 4166 adopted by Sonoma County.

Responsible Agencies:	Planning Department Department of Environmental Resources Board of Supervisors
Time Frame:	1992-1993
Funding:	Department Budgets

Program 5.13 - Red Tape Task Force (Ad Hoc)

In 1993, the County established an Ad Hoc Red Tape Task Force to study permit processing requirements and procedures and to recommend ways to minimize regulatory constraints to development. The Task Force included representatives of both public and private sectors, including local business, industry, agriculture and government. Upon conclusion of the Task Force study, the Planning Department and Public Works Department developed strategic plans to implement Task Force recommendations to streamline the development process. Some of those recommendations already have been implemented; others will be implemented as soon as possible. Of particular note is a program of physical facility changes to make County offices more user comfortable and to place an even greater emphasis on one-stop shopping.

Responsible Agencies:	Board of Supervisors Planning Department Department of Public Works
Time Frame:	1993-1997
Funding:	Department Budgets

Program 5.14 - Evaluate Policy that Establishes Project Requirements on a Case-by-Case Basis (New)

The Planning Commission Advisory Committee will study current County policy that establishes project requirements on a case-by-case basis. While County staff and the Red Tape Task Force both indicate that this policy provides developers with desirable flexibility, it can be argued that it lengthens the development process, due to absence of specific requirements. The Planning Commission Advisory Committee will therefore evaluate the policy and determine whether the establishment of clear, specific standards in place of negotiating requirements on a case-by-case basis would help streamline the development review process.

Responsible Agencies:	Planning Commission Planning Department
Time Frame:	1996
Funding:	Department Budget

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5. Draft Redevelopment Plan, Stanislaus County Redevelopment Project No. 1, February 1991.

6. Draft Environmental Impact Report, Stanislaus County Redevelopment Project No. 1, April 1991.

7. Final Environmental Impact Report, Stanislaus County Redevelopment Project No. 1, April 1991.

8. Preliminary Report to the Taxing Agencies, Stanislaus County Redevelopment Project No. 1, February 1991.

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10. Stanislaus County Economic Strategic Plan, September 1989.

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14. Stanislaus County Housing Element, May 1980, Stanislaus County Department of Planning and Community Development.

15. Stanislaus County Residential Development Potential, Stanislaus County Planning Department, November 1991.

APPENDIX A

STANISLAUS COUNTY, CALIFORNIA

Special State Housing Requirements

APPENDIX A

STANISLAUS COUNTY

Special State Housing Requirements

In addition to requiring each city and county adopt a housing element, the California Legislature has enacted some very specific requirements to ensure that local regulatory procedures do not constrain housing development. The following summarizes these special housing mandates:

CEQA AND DENSITY REDUCTIONS

Cities and counties may deny or reduce the density set forth by the general plan for a housing project only as a mitigation measure for a specific adverse impact upon public health or safety pursuant to the California Environmental Quality Act and only when there is no other feasible mitigation that would achieve comparable density results (*California Public Resources Code* § 21085).

COMMUNITY CARE FACILITIES

A residential facility which serves six or fewer persons shall be considered a residential use of property, and the residents and operators of the facility shall be considered a family. No conditional use permit, zoning variance, or other zoning clearance shall be required which is not required on a family dwelling of the same type in the same zone (*California Health and Safety Code* § 15666.3 and § 1567.1).

COMMUNITY CARE FACILITIES FOR THE ELDERLY

A residential facility for the elderly which serves six or fewer persons shall be considered a residential use of property, and the residents and operators of the facility shall be considered a family. No conditional use permit, zoning variance, or other zoning clearance shall be required which is not required of a family dwelling of the same type in the same zone (*California Health and Safety Code* § 1569.84).

COORDINATED PERMIT PROCESSING

Each city and county must designate a single administrative entity to coordinate the review, decision-making and provision of information regarding the status of all applications and permits for residential, commercial and industrial developments (*California Government Code* § 65913.3).

DENSITY BONUS

When a developer agrees to construct at least 20 percent of the total units in a housing development for lower income households, 10 percent of the total units for very low income households, or 50 percent of the total dwelling units for qualifying senior citizens, the city or county must grant either a density bonus and at least one other concession or incentive, or provide other incentives of equivalent financial value. The developer must agree to ensure continued affordable housing for all lower income units for 30 years (10 years under particular circumstances). The density bonus must increase by at least 25 percent the other maximum allowable density specified by the zoning ordinance and the land use element of the general plan. Each city or county must set up procedures for carrying out these provisions (*California Government Code* § 65913.4 and § 65915).

DENSITY BONUS FOR CONDOMINIUM CONVERSIONS

When a developer proposing to convert apartments to condominiums agrees to provide at least 33 percent of the total units in the proposed condominium project for low or moderate income households, at least 15 percent of the total units for lower income households, the city or county must either grant a density bonus or provide other incentives of equivalent financial value. The density bonus must increase by at least 25 percent over the number of apartments to be provided within the existing structure proposed for conversion (*California Government Code* § 65915.5).

FINDINGS ON HOUSING LIMITS

Any city or county adopting or amending its general plan in a manner that limits the number of units that may be constructed on an annual basis must make specified findings concerning the efforts it has made to implement its housing element and the public health, safety and welfare considerations that justify reducing the housing opportunities of the region (*California Government Code* § 65302.8 and § 65863.6).

HOUSING DISAPPROVALS AND REDUCTIONS

When a proposed housing development complies with applicable local policies and regulations in effect at the time the application is determined to be complete, the local agency may not disapprove the project or reduce its density unless it makes specified findings (*California Government Code* § 655589.5).

HOMES FOR MENTALLY DISORDERED, HANDICAPPED PERSONS, OR DEPENDENT AND NEGLECTED CHILDREN

A state-authorized, certified, or licensed family care home, foster home, or group home serving six or fewer mentally disordered, or otherwise handicapped persons or dependent and neglected children, shall be considered a residential use of property. Such homes shall be a permitted use in all residential zones (*California Welfare and Institutions Code* § 5116).

LIMITATIONS ON DEVELOPMENT PERMIT FEES

Fees charged by local public agencies for zoning changes, variances, use permits, building inspections, building permits subdivision map processing, or other planning services may not exceed the estimated reasonable cost of providing the service for which the fee is charged. Fees may exceed this limit only with a two-thirds vote of the electorate (*California Government Code* § 54990 and § 65909.5).

MOBILE HOMES IN SINGLE-FAMILY ZONES

Cities and counties shall allow the installation of mobile homes on permanent foundations on lots zoned for conventional single-family dwellings. Cities and counties shall only subject mobile homes to the same development standards that apply to single-family dwellings. Any architectural requirements, however, shall be limited to roof overhang, roofing material, and siding material and shall not exceed those which would be required of a single-family dwelling constructed on the same lot. Any area considered to be of special historical interest may be exempted from this provision (*California Government Code* § 65852.3).

MOBILE HOME PARKS--PERMITTED USES

A mobile home park is deemed by state law to be a permitted use on all land general planned and zoned for residential use. However, cities and counties may regulate mobile home parks by use permit (*California Government Code* § 65852.7).

MOBILE HOME PARK CONVERSIONS

Any subdivider filing a tentative or parcel map to be created from the conversion of a mobile home park to another use must prepare and file a report on the impact of the conversion on the displaced mobile home park residents. The subdivider shall make a copy of the report available to each resident of the mobile home park at least 15 days prior to the public hearing. The city or county with jurisdiction must consider the impact report at a public hearing and may require, as a condition of approval of the conversion, that the project sponsor mitigate the impacts of displacement. These provisions also apply when closure of a mobile home park is the result of a decision by a local government entity or planning agency (California Government Code § 65863.7 and § 66427.4).

NOTIFICATION ON MOBILE HOME PARK CONVERSIONS

A city or county that has received an application for a mobile home park conversion must notify the applicant at least 30 days prior to any hearing or action of state and local requirements for applicant notification or mobile home owners and park residents concerning the proposed change. No action may be taken on the application until the applicant has satisfactorily verified that mobile home owners and park residents have been properly notified (*California Government Code* § 65863.8).

REDEVELOPMENT REPLACEMENT HOUSING

Every redevelopment plan must contain provisions that provide replacement housing on a "one-for-one" basis for low and moderate income persons displaced by redevelopment activity. (*California Government Code* § 33334.5).

RESIDENTIAL ZONING

Cities and counties must zone a sufficient amount of vacant land for residential use to maintain a balance with land zoned for non-residential use (e.g., commercial and industrial) and to meet the community's projected housing needs as identified in the housing element of the general plan (*California Government Code* § 65913.1).

RESIDENTIAL SUBDIVISION STANDARDS

Cities and counties may not impose standards for design and improvement for the purpose of making the development of housing for any and all economic segments of the community infeasible. Furthermore, it shall consider the effect of ordinances adopted and actions taken with respect to the housing needs of the region in which the local jurisdiction is situated (*California Government Code* § 65913.2).

RESIDENTIAL ENERGY CONSERVATION

Cities and counties are required to adopt energy conservation standards for new residential dwellings (excluding apartment houses with four or more stories and hotels). This law went into effect June 15, 1983.

SECONDARY RESIDENTIAL UNITS

To encourage establishment of secondary units on existing developed lots, cities and counties are required to either (1) adopt an ordinance based on standards set out in the law authorizing creation of second units in residentially zoned areas; or (2) where no ordinance has been adopted, allow second units by use permit if they meet standards set out in the law. Local governments are precluded from totally prohibiting second units in residentially zoned areas unless they make specific findings (*California Government Code* § 65852.2).

SOLAR ENERGY SYSTEMS

Cities and counties may not enact zoning provisions that effectively prohibit or unnecessarily restrict the use of solar energy systems, except for the protection of public health or safety. Allowable "reasonable restrictions" include those that do not significantly increase the cost of the solar system or significantly decrease its efficiency and those that allow for an alternative system or comparable cost and efficiency (*California Government Code* § 65850.5).

TAX INCREMENT FUNDS FOR HOUSING

Redevelopment agencies must use at least 20 percent of tax increment revenues generated by a redevelopment project to increase and improve the community's supply of housing for persons of low and moderate income. Certain findings may be made by the agency to set aside less than 20 percent if no need exists for such housing, if less than 20 percent is required to meet the need, or if a substantial effort to meet the needs is being made (*California Health and Safety Code* § 33334.2).

APPENDIX B

STANISLAUS COUNTY, CALIFORNIA

Available Housing Programs

APPENDIX B

STANISLAUS COUNTY

Available Housing Programs

INTRODUCTION

A wide range of local, state and federal program options are available to Stanislaus County to implement housing goals and policies. The following sections present an inventory of these programs. It should be noted that many of these programs may not be appropriate for application in Stanislaus County and are presented only for consideration and completeness of the inventory. The program options included in this section were assembled from successful programs in other counties, from state and federal agencies and the Blue Print of Bay Area Housing, published by the Local Housing Element Assistance Program in association with the Association of Bay Area Governments and the Bay Area Council. Some of the federal programs may have been modified since publication of this document. The various programs and techniques described in this appendix are summarized in Table B-1 at the end of this appendix. The table shows the eligible sponsor(s) and the target groups that could benefit from each program.

LOCAL PROGRAM OPTIONS

State law requires cities and counties to adopt a number of regulatory measures to promote affordable housing; however, many communities have gone beyond these state mandated programs. Innovative programs complement regulatory reform and offer creative solutions to people who need more direct help than regulatory changes can provide. While not all of the options described here are currently applicable in Stanislaus County, some have potential for local application.

Density Bonuses

Density bonuses, which are an incentive-based counterpart to inclusionary zoning, provide a density increase to residential developers that agree to construct a minimal number of affordable units. State law requires local jurisdictions to provide density bonuses in specified circumstances.

When a developer agrees to construct at least 20 percent of the total units in a housing development for lower income households, 10 percent of the total units for very low income households, or 50 percent of the total dwelling units for qualifying senior citizens, the city or county must either grant a density bonus and at least one other concession or incentive, or provide other incentives of equivalent financial value. The developer must agree to ensure continued affordable housing for all lower-income units for 30 years (10 years under some

circumstances). The density bonus must increase the allowable density specified in the zoning ordinance by at least 25 percent. Each city or county must set up procedures for carrying out these provisions (*Government Code* § 65913.4 and 65915).

Density bonuses have the benefit of increasing land values for projects that include affordable units. In effect, this increased value subsidizes the construction of the affordable units. Density bonuses work best where there is substantial planned growth.

Mixed-Use Development

Mixed-use development combines residential uses with one or more other uses such as office, retail, public, entertainment, or even manufacturing. To encourage mixed-use development, a city or county can amend its zoning ordinance to allow residential uses in otherwise non-residential zones or it can create a Mixed-Use Zoning District.

Mixed-use projects can reduce the cost of housing by allowing residential uses to share amenities and parking with other uses. Mixed-use projects also reduce automobile traffic as people can live and work in the same area. In addition, mixed-use projects can make retail areas safer and more prosperous.

Development Standards

The cost of constructing housing can be reduced by instituting site planning and building design innovations. Communities can modify their requirements for setbacks, street widths, and building materials, or they may use performance standards in place of restrictive building and planning standards. Minimum standards for new public streets may be reduced in width. This would allow developers to fit more homes on infill sites and encourage smaller lots, thereby reducing the cost of new homes. The key to making such programs work is ensuring that narrow streets do not impair emergency vehicles or create a parking problem.

Inclusionary Zoning

Inclusionary zoning requires new residential developments to include a prescribed percentage of moderate and/or lower income housing. Inclusionary programs typically include the following provisions:

- Criteria for defining affordable housing;
- Criteria for determining buyer or renter eligibility;
- Provisions to assure a minimum time period that the unit will remain affordable;
- Provisions regarding on-site or off-site location of affordable units and the transfer of affordable housing credits;
- Exemptions for small projects; and
- Provisions for in-lieu fees.

Inclusionary zoning could result in a significant number of affordable units in Stanislaus County. In addition, any affordable units built could be integrated with market-rate housing, thereby avoiding any new concentrations of low income housing.

Redevelopment Housing

Redevelopment programs are another important source of affordable housing. State law authorizes the use of redevelopment to make sites available for the construction of new housing, to provide subsidies for affordable housing, and to aid in the preservation and upgrading of residential areas. Redevelopment programs usually operate by capturing the incremental increase in property taxes resulting from improvements in the area. The agency can issue bonds based on this tax increment and use the money to redevelop a blighted area. State law requires that 20 percent of all property tax increments in a redevelopment area be set aside for the development of affordable housing (*Health and Safety Code* § 33334.2). State law also requires that every redevelopment plan contain provisions that provide replacement housing on a "one-for-one" basis for low and moderate income persons displaced by redevelopment activity (*Health and Safety Code § 33334.5)*.

Redevelopment programs can create significant new housing opportunities in areas where housing is not otherwise feasible because of site limitations, ownership, or market conditions. Redevelopment can also provide a substantial amount of money for subsidizing affordable housing. For a discussion of redevelopment from the perspective of project funding, see the next section.

Land Banking

Land Banking is the acquisition of vacant and underutilized land or properties with the potential for reuse or rehabilitation. There are two primary approaches to land banking. A developer may approach a local agency with a parcel in mind which he or she cannot afford to buy, and the local agency can assist with the acquisition of the land. Alternatively, the local agency may identify a parcel and "bank" it until a suitable developer comes along to build on it. In this case, the jurisdiction has several options regarding control of the site. The most obvious is outright purchase, but this may not be the best way for the locality to use the funds set aside for land banking. Other options include an option to purchase, at a stated price under stated conditions, an option of first refusal, under which the property owner agrees to notify the local agency in case an offer is made by a third party to purchase the land, and a lease which is useful if the property owner is unwilling to sell but is willing to develop the land. Sources of funds for land banking have usually come from a jurisdiction's Community Development Block Grant (CDBG) monies, although money from a community's general fund can and has been used.

State law gives local governments and nonprofit organizations priority in the purchase of surplus public lands. Counties can often acquire land before it reaches the market, sometimes at a lower cost. The county can restrict the development of the property to require affordable housing when it leases or resells it to a developer.

Providing inexpensive or free land to developers willing to build affordable housing is an important tool available to counties and cities. In areas where land is relatively expensive, the provision of county-wide land represents a significant subsidy for housing. Land Banking also gives communities direct control over the location, timing and type of housing built. Jurisdictions can also assemble several small properties over time to create sites for larger projects.

Adaptive Reuse

The conversion of outmoded non-residential buildings can provide an opportunity for development of new residential uses. Reuse projects may include old school buildings, train stations, hospitals and other public buildings, inns and hotels, warehouses and factories, and other industrial buildings. In some cases, hotels and schools have been converted to apartments and, in others, industrial buildings have been turned into living/work spaces. As a housing strategy, adaptive reuse can introduce housing into non-residential areas, restore buildings to a useful purpose, or provide living/work space at a reasonable cost.

Converting old buildings to residential units or living/work quarters is one way to restore buildings to a useful purpose. This in turn augments the county's tax base. If buildings are local landmarks of historical or architectural significance, they may qualify for preservation tax credits if developed for low-income housing.

Single Room Occupancy (SRO)

SRO group housing is a traditional form of affordable housing for single and elderly low-income people and for new arrivals in the area. SRO rooms are usually small, between 80 and 250 square feet, and typically have a sink and closet. Bathrooms, showers and kitchen are shared with other rooms.

In some cases, residential hotel units may be affordable to low-income households even without government subsidies. With subsidies, these units become affordable to very low-income persons. Formerly homeless people often find SROs an affordable entry point into the housing market. The availability of county-wide SROs can also protect some from becoming homeless.

Secondary Residential Units

A secondary unit is an additional self-contained living unit, either attached to or detached from the primary residential unit on a single lot. It has cooking, eating, sleeping, and full sanitation facilities. State law permits secondary units and establishes minimum standards for their development. Local governments can either adhere to state standards or adopt their own secondary unit ordinance.

To encourage the development of secondary units on existing developed lots, state law requires cities and counties to either adopt an ordinance based on standards set out in the law authorizing creation of secondary units in residentially zoned areas, or where no ordinance has been adopted, allow secondary units by use permit if they meet standards set out in the law. Local governments are precluded from totally prohibiting secondary units in residentially zoned areas unless they make specific findings (*Government Code* § 65852.2).

Secondary units can be an important source of affordable housing since they can be constructed at a relatively county-wide and have no associated land costs. Secondary units can also provide supplemental income to the owners of primary units, thus allowing the elderly to remain in their homes, or moderate income families to afford houses.

Opposition to secondary units is generally based on neighborhood concerns over parking and traffic impacts. An important key to the success of a second unit program is the development of specific standards dealing with such issues as minimum lot size, maximum unit size, parking standards, and setback and height requirements.

Limited Equity Cooperatives

Limited equity cooperatives provide low and moderate income residents the opportunity for affordable home ownership. In a limited equity cooperative, like a market co-op, the residents form a nonprofit corporation that has as many shares as there are units in the building. The units result from the conversion of an existing rental building or from new construction.

To live in a co-op, residents purchase a share by making a down payment and making a monthly payment that equates to their share of the mortgage payment plus the costs of utilities and maintenance. A share entitles co-op members to the use of common areas and their dwelling unit.

While they do not own their dwelling unit, co-op members may deduct their share of interest and tax payments when filing tax returns because they are part owners of the building.

Limited equity co-ops differ from market co-ops in that the cost of buying a share in a limited equity co-op is generally measured in the hundreds rather than thousands of dollars and can increase only a certain amount each year. By limiting equity buildup, the units are effectively removed from the speculative real estate market and protected from market-driven rent increases. The dwelling is thus kept permanently affordable to low and moderate income people.

Self-Help Housing

Self-help housing, also known as "sweat equity" housing, enables potential homeowners to contribute their labor to the construction or renovation of a building in return for credit on a down payment. This type of program allows low-income families to enter the housing

market, and at the same time can result in the rehabilitation of dilapidated buildings. The California Housing Finance Agency (CHFA) finances self-help housing by providing below-market bond financing for mortgages on homes in urban areas. The experience gained by low-income persons in participating in renovation projects is also valuable job training. Self-help programs need skilled organizers to manage projects and supervise construction and money from local governments to fill in the financial gaps.

Manufactured Housing

Factory built homes may be the most affordable housing on the market today. It is the least expensive to construct and once built, it is difficult to distinguish from custom housing. Various types of housing fall into the category of manufactured housing. Open panel houses are constructed of preassembled, conventionally-framed wall, floor, and ceiling panels that are joined on site. Modular houses are constructed from three-dimensional units of wall, floor, ceiling, and roof elements that are preassembled in the factory and joined on site; plumbing, electrical, insulation, and finished walls are also installed in the factory. Mobilehomes are complete living units that, when placed on a permanent foundation with sewer and water hookups, are ready for permanent occupancy. Today's manufactured homes are high-quality housing products that are less expensive than conventional homes and can be set up and finished very quickly after delivery at the site.

Manufactured housing is an option for infill development of small, irregular-shaped parcels, including surplus rights-of-way. Manufactured homes are also an option for conventional subdivisions and planned unit developments where affordable housing is an issue.

State law sets out standards for the regulation of manufactured housing by local jurisdictions. For example, state law requires cities and counties to allow the installation of manufactured homes on permanent foundations on lots zoned for conventional, single-family dwellings. Local agencies can subject manufactured homes only to the same development standards that apply to single-family dwellings, and architectural requirements are limited to roof overhang, roofing material, and siding material, and cannot exceed those which would be required of a single-family dwelling constructed on the same lot. Furthermore, state law deems manufactured homes to be a permitted use on all land planned and zoned for residential use, but cities and counties may regulate them by use permit.

Many communities also assist residents in buying their mobilehome parks to preserve affordable housing. Preservation aids those who can least afford to replace a stand-alone unit that they own. Preserving mobilehome parks allows a community to protect a valuable source of usually irreplaceable affordable housing. Existing mobilehome parks continue to be threatened by the escalating value of land and accompanying development pressure, and new parks are difficult to develop in high cost areas.

Nonprofit Housing Development Corporation

A nonprofit housing development corporation (HDC) is a corporation created specifically to build or rehabilitate housing for people who cannot afford market-rate housing, but whose incomes are generally above the poverty level. A nonprofit HDC can undertake all the tasks necessary to acquire, develop, own, operate, promote, assist, or sponsor housing for low and moderate income people. A nonprofit HDC does not build government-owned "public housing." Rather, nonprofits work directly with city and county governments, redevelopment agencies, for-profit developers and other nonprofit organizations to assist in planning and implementing affordable housing programs and projects to lessen the burden of local government in providing low income housing. Nonprofit HDCs can build housing for families, the elderly, and the disabled. HDCs may also sponsor limited equity cooperative housing.

Home Equity Conversion

Home equity conversion is an umbrella term for a number of methods by which elderly homeowners convert the equity in their homes into monthly cash payments without being forced to move. Typically, a senior reverses a mortgage on the home by contracting with a lender for a loan of up to 80 percent of the property's value. Repayment of principal and interest is usually accomplished through sale of the home. Most of these conversion loans are made to elderly persons who own their home outright or who have a very small outstanding balance due on the mortgage.

Shared Living

Shared living refers to a housing arrangement wherein unrelated people reside together to reduce housing expenses and for social contact and mutual support. A single mother may, for example, share her home with an elderly person who helps with child care and living expenses. In other instances, several disabled adults may share a large single-family home.

State law sets standards for the regulation of small shared living facilities. A residential facility which serves six or fewer persons must be considered a residential use of property, and the residents and operators of the facility must be considered a family. No conditional use permit, zoning variance, or other zoning clearance can be required which is not required of a family dwelling of the same type in the same zone (*Health and Safety Code* § 1566.3 and § 1567.1).

INVENTORY OF HOUSING FUNDING PROGRAMS

This section summarizes local, state and federal funding programs that Stanislaus County might pursue to implement its *Housing Element* policies. The program summaries are based on consultations with state and federal program representatives in September 1991 and on program descriptions contained in the California Department of Housing and Community Development's (HCD) *1987 Directory of Housing Programs,* the California Housing

Finance Agency's (CHFA) *1986 Annual Report and 1990 program updates,* CHFA's *1989 Multifamily Lending Manual,* The United States Department of Housing and Urban Development's (HUD) 1989-90 summary of programs, the *Stewart B. McKinney Homeless Assistance Act,* and FmHA's 1984 *Brief History of FmHA.*

LOCAL FUNDING PROGRAMS

Redevelopment

State law authorizes the use of redevelopment to make sites available for new housing, to provide subsidies for affordable housing, and to aid in the preservation and upgrading of residential areas. A city or county can establish one or more areas in need of redevelopment. The increased property tax revenue (tax increment) resulting from new private investment in the area goes to the Redevelopment Agency. Tax increment funds must be used for public improvements in the districts and for affordable housing development anywhere in the county. State law requires that at least 20 percent of all property tax increment in a redevelopment area be used for affordable housing. In addition to providing funds for a wide range of local housing programs, redevelopment enables a county to issue bonds and otherwise finance housing construction and acquire land for new housing.

Redevelopment has created significant new housing opportunities in areas where housing was not feasible because of site limitation, ownership, or market conditions. This is because redevelopment creates a potentially significant amount of locally controlled funds for the development of affordable housing.

Fee Waivers

The existing high level of fees levied on new residential development (for parks and open space, traffic mitigation and other purposes), encourages the market to provide higher cost homes. To offset some of these negative impacts and to entice the development of lower cost housing, local governments can reduce or waive fees in exchange for the provision of affordable housing.

Housing Trust Funds

In the search for funding for affordable housing development and preservation, communities can place fees on new commercial and/or residential development. Some jurisdictions with inclusionary zoning give developers the option to pay fees in lieu of providing below market rate units. Although fees affect the land market and may impact the type and cost of housing or commercial uses built, they do generate a local source of funds for the development of affordable housing.

Mortgage Revenue Bonds

Tax-exempt mortgage revenue bonds are a source of funds that may be used to raise money for mortgage loans. Tax-exempt bonds are issued at below market interest rates providing low-interest rate financing for both single-family, owner/occupied homes and multi-unit rental housing. The mortgages may be used for acquisition, rehabilitation, or new construction. The bonds are paid off with revenues from housing. Housing finance agencies are created to issue such bonds, but other agencies, such as housing authorities, cities and counties, redevelopment agencies, and the state may also do so. The interest rate on the mortgage loans from bonds issued by these agencies is usually around 1¼ percent above the interest rate paid to bondholders and 2 to 3 percent below market. Private lenders originate and service the loans.

Federal and state regulations require that bond proceeds be used to increase affordable housing opportunities for very low-, low-, and moderate-income households and require income, price, and rental restrictions based upon area median income limits.

Mortgage Credit Certificates (MCC)

Local housing finance agencies may not issue mortgage credit certificates in lieu of mortgage revenue bonds. Home purchasers who receive MCCs are entitled to an income tax credit equal to a specified percentage of the interest they pay during the tax year on the mortgage on their principal residence.

Private Financing

In recent years, major financial institutions have become involved in the development of low and moderate income housing by making construction loans and permanent loans available at favorable rates. Such loans have aided many affordable housing developments.

The Community Reinvestment Act (CRA) directs the Department of the Treasury, the Federal Reserve System, the Federal Deposit Insurance Corporation, and the Federal Home Loan Bank Board to encourage and assist the institutions they regulate to meet the credit needs of their communities. These agencies must assess the records of their member institutions when evaluation applications for a charter or other regulated transactions. As a result of the CRA, many major financial institutions have elected to actively participate in funding low and moderate income housing projects developed by nonprofit corporations.

Savings Associations Mortgage Company (SAMCO) is a statewide organization supported by stockholder savings institutions to provide financing for affordable housing projects. SAMCO has worked with nonprofit developers to finance publicly assisted housing projects throughout the Bay Area in which at least 51 percent of the units were affordable to low-income households. For more information, call (408) 985-8110.

California Community Reinvestment Corporation (CCRC) was formed recently to pool the resources of the state's banks to assist in financing affordable housing. CCRC is sponsored by the Federal Reserve Bank of San Francisco and the San Francisco Development Fund. CCRC plans to raise $100 million from member banks for below market rate loans to low and moderate income housing developments. For more information, call (818) 972-2765.

STATE FUNDING PROGRAMS

California Housing Finance Agency (CHFA)

CHFA was created in 1975 to help meet the state's need for housing affordable to low and moderate income households. CHFA provides below market rate mortgage capital through the sale of tax-exempt notes and bonds.

For information on CHFA programs, contact:

California Housing Finance Agency
1121 L Street, 7th Floor
Sacramento, CA 95814
(916) 322-3991

Multi-Family Rehabilitation and Infill New Construction Program

CHFA developed the multi-family rehabilitation program in 1983 to provide a steady source of financing for use with the Rental Rehabilitation Grant Program, CDBG or other rental rehabilitation efforts, rather than attempting to structure their own smaller, separate bond issues. At least 20 percent of the units developed under this program must be available to low-income renters. Through use of CHFA's bond funds and local financial resource, however, the percentage has actually been much higher (86 percent as of June 30, 1986).

Eligibility: city or county

80/20 State/Local Pilot Rental Housing Finance Program

This program supplies funding which effectively "buys-down" the interest rate on a project's financing. This buy-down, referred to as a feasibility loan, cannot exceed $150,000 per project, and will reduce monthly rents and thereby make more housing available to those who fall into very low and low-income categories. Projects considered for the program must carry with them participation from a sponsoring local government in the 20 percent to 30 percent range. One hundred percent of the units in these projects are to be reserved for low and moderate income tenants (i.e., no market-rate rentals are allowed).

Eligibility: nonprofit organization

CHFA Self-Help Housing Program

CHFA has agreed to provide a source of construction and permanent financing for single-family homes built by the self-help construction method. Under this program, nonprofit housing organizations supervise families in the construction of their own homes, thereby reducing costs by 20 to 40 percent. Sweat equity serves as the down payment, provided that the loan does not exceed 80 percent of the appraised value.

Eligibility: nonprofit organization

Home Mortgage Purchase Program (HMP)

This program provides a 30-year fixed-rate mortgage with monthly mortgage payments (principal and interest) that remain the same until the loan is fully repaid. CHFA commits funds to builders or developers who in turn make the low interest rate mortgages available to new home buyers through private lenders. Interest rates vary with each bond sale, but are usually 1.5 to 3 percent below the prevailing market interest rates. In order to qualify for an HMP loan, the borrower must be a first-time home buyer (or not have owned a home as a principal place of residence during the previous three years), have a moderate income, have the capacity to make a minimum 5 percent cash down payment and pay closing costs as required, be able to meet loan underwriting standards, and not have previously obtained a CHFA loan.

Eligibility: for-profit organization or developer

80/20 Multi-Family Rental Housing Program

As of January 1, 1986, state law requires that all multi-family projects financed with tax-exempt bonds set aside 10 percent of the units for lower income tenants and 10 percent for very low-income tenants. Current federal law simply requires that 20 percent of the units be set aside for the low income. The balance of the units under state and federal law may be operated with market rents. CHFA sells state revenue bonds in order to finance rental developments which meet these requirements.

Eligibility: for-profit organization or developer

California First-Time Home Buyers Program

After a first-time home buyer acquires a first mortgage on a home, a qualified lender can offer a CHFA financed second mortgage that will decrease housing cost payments during the first six years of home ownership. During the following 10 years, the mortgage payments increase to repay the second mortgage buy down.

The program is currently inactive (March 1990).

Eligibility: individual

Second Unit Financing

This program is a pilot program that provides a source of financing for the addition and rehabilitation of second units utilizing Title I insured loans (limited to a maximum of $17,500). The second units will provide housing for tenants with incomes not exceeding 80 percent of the area's median income upon initial occupancy. Borrowers will be owner/occupants of detached, single-family homes, whose household incomes do not exceed 120 percent of median income.

Eligibility: individual

California Department of Housing and Community Development (HCD)

HCD is the state agency that has principal responsibility for assessing, planning for, and assisting communities to meet the housing needs of low and moderate income Californians. The following section describes in greater detail the housing and community development-related programs and activities of HCD.

For information regarding HCD programs, contact:

Department of Housing & Community Development
Division of Community Affairs
1800 3rd Street
Sacramento, CA 95814
(916) 332-1560

Mailing Address:
P.O. Box 952054
Sacramento, CA 94252-2054

State Community Development Block Grant Program

Cities with populations under 50,000 and those counties with populations under 200,000 which do not participate in HUD entitlement programs are eligible to participate in the state CDBG program. CDBG funds may be used for a variety of housing, economic development, public facility, and public service activities.

Eligibility: city or county

Rental Housing Construction Programs (RHCP)

The RHCP was designed to stimulate the production of affordable, well-constructed, energy efficient rental units available to very low- and low-income households. The program funds are utilized through three basic financing approaches: 1) a direct financing component that channels HCD funds directly to local entities; 2) the Rural Rental Assistance component,

which uses RHCP funds to write down rents on projects financed through the FmHA 515 Program; and 3) the CHFA set-aside.

Eligibility: city or county

Senior Citizens Shared Housing Program (SCSH)

The SCSH program provides grants to local government agencies to assist seniors in finding others with whom they can share housing. Services funded by the program include outreach, information and referral, client counseling, placement, and follow-up. The program results in reduced housing costs, prevention of premature institutionalization, efficient use of existing housing stock and increased security and companionship for seniors.

Eligibility: city or county, nonprofit organization

Independent Living Housing Assistance Program (ILHAP)

The ILHAP provides funds in the form of housing assistance payments to agencies that provide support services to the developmentally, mentally, or physically disabled, which are designed to provide a transition to independent living. Any disabled individual who is in need of an independent living skills training program, may be a tenant of a dwelling unit receiving housing assistance payment benefits. Housing assistance will be provided to lease group homes and units within apartment complexes.

Eligibility: city or county

Predevelopment Loan Program (PLP)

The PLP provides 7 percent loans to local government agencies and nonprofit corporations. The loans can be used for a variety of predevelopment expenses incurred in securing long-term financing for the production or rehabilitation of subsidized low-income housing in rural and urban areas. Loan terms range from one to three years and proceeds may be used to purchase land or land options; to pay advance fees for architectural, engineering, consultant, and legal services; to pay permit, bonding, and application fees; and to finance site preparation (including water and sewer development). Loans are also made to eligible borrowers for purchase of land bank sites for future development of low-income housing. Loans may not be used for administrative expenses or construction financing.

Eligibility: city or county, Housing Authority, nonprofit organization

Deferred Payment Rehabilitation Loan Program (DPRLP)

The DPRLP provides deferred payment loan funds to local government agencies to assist with the rehabilitation of housing for low and moderate income households. The major objectives of the DPRLP are to rehabilitate housing to assure the continued viability of

neighborhoods, to eliminate health and safety hazards, to prevent overcrowding, and to ensure the availability of county-wide housing.

Eligibility: city or county, nonprofit developer

Special User Housing Rehabilitation Program (SUHRP)

The SUHRP provides 3 percent 30-year deferred payment loans, which provide "up-front" subsidies of substandard housing. SUHRP funds may be used for apartments for the elderly, for group residences and for the physically, developmentally, or mentally disabled. Funding is also available for residential hotels which will be occupied by very low- or low-income persons.

Eligibility: city or county, nonprofit organization, for-profit organization or developer

California Self-Help Housing Program (CSHHP)

The CSHHP (formerly the California Housing Advisory Service) provides grants and loans to self-help housing organizations that assist low and moderate income families in the building or rehabilitating of their own homes. Both mortgage and technical assistance funds are available. CSHHP technical assistance grants are used to cover the various administrative and training costs associated with the provision of technical assistance to self-help households. The services include training and supervision of self-help builders, loan packaging and counseling services, and workshops. Mortgage assistance funds are used to reduce the cost of the self-help units.

Eligibility: city or county, nonprofit organization

State Bond Programs (Propositions 77 and 84)

Funding was authorized by Propositions 77 and 84 in 1988 for a variety of housing programs administered by the California Department of Housing and Community Development (HCD). HCD provides low-interest loans directly to project sponsors for purchase, rehabilitation, and other eligible costs of very low- and low-income rental housing. HCD also provides combination interim construction/permanent loan packages for new very low and low-income rental housing. New construction projects will need to have approval under Article XXXIV of the State Constitution or structured so Article XXXIV does not apply. Sponsors may be for-profit or nonprofit. Any individual or public or private entity capable of entering into a legally enforceable contract may become a sponsor.

Contact: California Department of Housing and Community Development
Rental Housing Construction (916) 327-2864
Rental Acquisition Rehabilitation (916) 445-6501

Emergency Shelter Program (ESP)

The ESP provides direct grants to local government agencies and nonprofit corporations that shelter needy people and families on an emergency basis. Eligible activities include rehabilitation/renovation, expansion of existing facilities, site acquisition, equipment purchase, one-time rent vouchers to prevent eviction, and administrative cost (no more than 2 percent of any single grantee award). New construction is not an eligible program activity.

Eligibility: city or county, nonprofit organization

California Home Ownership Assistance Program (CHAP)

This program provides up to 49 percent of the purchase price of a dwelling (in the form of a mortgage participation loan with an institutional lender) to enable eligible households to purchase housing they would otherwise be unable to afford. Under this program, HCD may assist: 1) renters to purchase their units who otherwise would be displaced by condominium or stock conversions; 2) mobilehome park residents to purchase their spaces if the park is to be converted to a condominium or stock cooperative; 3) eligible households to purchase mobilehomes placed on permanent foundations; and 4) stock cooperatives or nonprofit corporations to develop or purchase mobilehome parks.

Eligibility: individual

Mobile Home Park Assistance Program (MPAP)

The MPAP provides financial and technical assistance to low-income mobilehome park residents, or to organizations formed by park residents, who wish to own and/or operate their mobilehome parks. MPAP loans bear a 7 percent interest rate, and conversion loans must be repaid within three years. Repayment of blanket and individual loans may be scheduled for up to 30 years.

Eligibility: individual

Franchise Tax Board

The Franchise Tax Board, through the Homeowner and Renter Assistance Law, provides the following programs for property tax relief and rental assistance to low-income citizens 62 years of age or older, and to totally disabled or blind persons of any age:

Homeowner Assistance Program

The state refunds a portion of the property tax on a home occupied by a senior or disabled homeowner, depending on the value of the home and the homeowner's income. Homeowner

assistance is granted only on the first $34,000 of the full value (formerly $8,500 of the assessed value), as shown on the property tax bill, less the homeowner's or veteran's exemption. No assistance is provided on that part of a residence's full value which exceeds this amount.

To be eligible for the Homeowner Assistance Program, a homeowner must:

- Be 62 years of age or older, or totally disabled, or blind as of December 31 of the year claimed:
- Have been a resident of California on or before December 31 of the year claimed;
- Have owned and occupied the home on December 31 of the year claimed; and
- Have a household income for the year claimed of no more than $12,000. (Household includes the homeowner and all individuals, except minors, students, and renters who lived in the home during the year claimed.)

Claims must be filed with Franchise Tax Board between May 16 and August 31 following the year claimed.

Eligibility: individual

Renter Assistance Program

To be eligible for the Renter Assistance Program, a renter must:

- Be 62 years of age or older or totally disabled or blind as of December 31 of the year claimed;
- Have been a resident of California on December 31 of the year claimed;
- Have occupied a rented California residence between January 1 and December 31 of the year claimed; and
- Have paid at least $50 per month in rent for the year claimed; and
- Have a household income for the calendar year claimed of not more than $12,000. (Household members include the renter, the renter's spouse, and all other individuals who lived in the dwelling from January 1 to December 1, except minors, qualified students, other renters, and the owner of the rented premises.)

The claim must be filed with the Franchise Tax Board between May 16 and August 31 following the year claimed.

Persons who received welfare benefits or claimed the renter's credit allowed by the California Personal Income Tax are eligible for renter assistance if all of the qualifications listed above are met.

Eligibility: individual

Emergency Shelter Program (ESP)

The ESP provides direct grants to local government agencies and nonprofit corporations that shelter needy people and families on an emergency basis. Eligible activities include rehabilitation/renovation, expansion of existing facilities, site acquisition, equipment purchase, one-time rent vouchers to prevent eviction, and administrative cost (no more than 2 percent of any single grantee award). New construction is not an eligible program activity.

Eligibility: city or county, nonprofit organization

California Home Ownership Assistance Program (CHAP)

This program provides up to 49 percent of the purchase price of a dwelling (in the form of a mortgage participation loan with an institutional lender) to enable eligible households to purchase housing they would otherwise be unable to afford. Under this program, HCD may assist: 1) renters to purchase their units who otherwise would be displaced by condominium or stock conversions; 2) mobilehome park residents to purchase their spaces if the park is to be converted to a condominium or stock cooperative; 3) eligible households to purchase mobilehomes placed on permanent foundations; and 4) stock cooperatives or nonprofit corporations to develop or purchase mobilehome parks.

Eligibility: individual

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The MPAP provides financial and technical assistance to low-income mobilehome park residents, or to organizations formed by park residents, who wish to own and/or operate their mobilehome parks. MPAP loans bear a 7 percent interest rate, and conversion loans must be repaid within three years. Repayment of blanket and individual loans may be scheduled for up to 30 years.

Eligibility: individual

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assistance is granted only on the first $34,000 of the full value (formerly $8,500 of the assessed value), as shown on the property tax bill, less the homeowner's or veteran's exemption. No assistance is provided on that part of a residence's full value which exceeds this amount.

To be eligible for the Homeowner Assistance Program, a homeowner must:

- Be 62 years of age or older, or totally disabled, or blind as of December 31 of the year claimed:
- Have been a resident of California on or before December 31 of the year claimed;
- Have owned and occupied the home on December 31 of the year claimed; and
- Have a household income for the year claimed of no more than $12,000. (Household includes the homeowner and all individuals, except minors, students, and renters who lived in the home during the year claimed.)

Claims must be filed with Franchise Tax Board between May 16 and August 31 following the year claimed.

Eligibility: individual

Renter Assistance Program

To be eligible for the Renter Assistance Program, a renter must:

- Be 62 years of age or older or totally disabled or blind as of December 31 of the year claimed;
- Have been a resident of California on December 31 of the year claimed;
- Have occupied a rented California residence between January 1 and December 31 of the year claimed; and
- Have paid at least $50 per month in rent for the year claimed; and
- Have a household income for the calendar year claimed of not more than $12,000. (Household members include the renter, the renter's spouse, and all other individuals who lived in the dwelling from January 1 to December 1, except minors, qualified students, other renters, and the owner of the rented premises.)

The claim must be filed with the Franchise Tax Board between May 16 and August 31 following the year claimed.

Persons who received welfare benefits or claimed the renter's credit allowed by the California Personal Income Tax are eligible for renter assistance if all of the qualifications listed above are met.

Eligibility: individual

Renter's Credit

California renters who filed individual income tax returns are eligible to receive a renter's credit of $60 for single persons and $137 for married couples (filing joint claims) or unmarried heads of household if one of the following applies:

- The renter was a California resident on March 1 of the year for which the credit is claimed; or
- The individual, as of March 1, rented and occupied as a principal place of residence, a house or dwelling in California (owning and occupying a mobilehome situated on rented land satisfied this requirement).

The Renter's Credit is not allowed if one of the following applies:

- The rented property was exempt from property taxes unless the renter was required to pay property taxes on his/her possessory interest in the residence;
- The renter lived with and was claimed as a dependent for income tax purposes by another person; or
- The renter or spouse was granted the homeowner's property tax exemption unless the spouse maintained a separate residence for the entire taxable year.

A person who qualifies for the Renter's Credit may also file for Renter's Assistance, but should not receive the Homeowner Assistance or the Homeowner's Property Tax Exemption.

Contact: Franchise Tax Board
P.O. Box 1588
Sacramento, CA 95807
(916) 369-0500

Eligibility: individual

Solar Energy Credit

An individual may qualify for a tax credit if he or she installed a solar energy system or added to a previously installed system, or carried over this credit from 1982. This state credit is substantially different from the federal credit. To be eligible for a tax credit, the system must conform with the guidelines established by the California Energy Commission.

Individuals may qualify for a tax credit if energy conservation measures were installed, or if this credit was carried over from 1983.

Energy conservation measures include insulation, weather stripping, pool covers, low-flow shower heads, other items approved pursuant to the Federal Residential Conservation Service Plan. The solar energy and energy conservation measure credit ends on January 1, 1987, unless a statute, chaptered before this date, deletes or extends the date.

Contact: Franchise Tax Board
P.O. Box 1588
Sacramento, CA 98707
(800) 852-5711

California Energy Commission
1516 9th Street
Sacramento, CA 95814
(800) 852-7516

Eligibility: individual

Tax Credit for Removal of Architectural Barriers

Sections 17237.5 and 24380 of the *Revenue and Taxation Code* permits taxpayers to deduct the entire cost of repairing or remodeling "any building, facility, or transportation vehicle owned by the taxpayer to facilitate its use by disabled or elderly individuals."

The deduction must be taken for the year in which the remodeling or repair work took place, and must be in lieu of any other tax deduction for remodeling or repair to correct wear, tear or obsolescence. Deductions cannot exceed $25,000 in any taxable year.

Repairs must be made in compliance with the standards prescribed in *Government Code §* 4450-51.

Contact: Franchise Tax Board
P.O. Box 1588
Sacramento, CA 95807
(916) 369-0500
(800) 852-5711
(800) 852-7050

Eligibility: individual

Department of Veterans Affairs

The Department of Veterans Affairs, through its Division of Farm and Home Purchases, administers the Cal-Vet Loan program, which assists qualified California war veterans to purchase farms and homes at reasonable financing costs. Funds are obtained through the sale of general obligation bonds. These bonds and the administrative costs of the program are prepaid by the veterans who participate.

Cal-Vet Loan Program

To qualify for a Cal-Vet loan, a veteran must have been born in California or have been a bona fide resident of California at the time of entry or reentry into active military duty. He or she must have served at least 90 days on active duty (unless discharged because of service-connected disability) and must have served during a qualifying war period. Discharge or release from active duty must have been under honorable conditions.

Qualifying Properties	Maximum Loan Allowed
Single-family homes, including condominiums and townhouses	$ 75,000
Mobile homes on land owned by the borrower	75,000
Mobile homes in an approved mobile home park	55,000
Working farm producing sufficient income to provide loan and tax payments	200,000

Homes equipped with solar energy heating devices may be approved for up to an additional $5,000 loan.

Where the purchase price is $35,000 or less, the department may lend 97 percent of the appraised value of the property. Where the purchase price is greater than $35,000, the department may lend 95 percent of the appraised value of the property, but in no event may the loan be more than the purchase price or the maximum stated above, whichever is less. On farm properties, the loan amount cannot exceed 95 percent of the department's appraised value, which is based upon net income from agricultural production.

A veteran who plans to have a home constructed and later to have it financed through the Cal-Vet program should contact a Cal-Vet district loan office for detailed information before proceeding as this type of loan is strictly regulated by both state and federal laws.

The interest rate on Cal-Vet loans is variable over the term of the loan. Most Cal-Vet loans have a maximum term of 25 years.

Cal-Vet Loan information is available at (800) 952-5626.

Eligibility: individual

Disabled Veteran's Tax Exemption

Totally disabled veterans who own and occupy a single-family dwelling, a condominium, a cooperative, or a houseboat, or occupy a state-licensed mobilehome on their own land are exempt from property tax up to $100,000 of the assessed value of the property.

If the veteran is blind or has lost the use of two or more limbs (but has not been classified as totally disabled), the exempt amount is $40,000 of assessed value. If the household income is not more than approximately $24,000 a year ($34,000 if the veteran filed and qualified for either the $40,000 or $60,000 exemption in 1983), the exemption amount is $60,000 of the assessed value.

There is a one-time filing procedure for the $40,000 while annual filing is required for the $60,000 exemption. If the claim is made on April 15, the full exemption is available. If a claim for the $40,000 or $60,000 exemption is filed between April 16 and December 1, 80 percent of the exemption is available. There is no late filing for the $100,000 exemption. Claims filed after December 1 are not eligible for the exemption until the following year.

The Disabled Veterans' Exemption will terminate if:

- The property was not the principal place of residence as of 12:01 a.m. on March 1 of the year claimed;
- The disability is no longer rated 100 percent disability by the rating agency;
- Visual acuity in both eyes (if basis for exemption was blindness) is no longer less than 5/200; or, if the basis was loss of use of two limbs, use of one or both has been restored; or
- Claimant was a surviving spouse of a disabled veteran and has remarried.

For additional information on the Disabled Veterans Property Tax Exemption, contact the Stanislaus County Assessor's office.

Eligibility: individual

Board of Equalization

Homeowner's Property Tax Exemption

Administered by the State Board of Equalization through county assessor's offices, the Homeowners Property Tax Exemption has been in existence since 1968. This provision of the tax code allows a specified amount of the assessed value of a homeowner's property to be exempted from property tax. The amount is currently $7,000 if a claim is filed between March 1 and April 15, and $4,600 if the claim is filed between April 16 and December 1. Once the December 1 deadline has passed, no exemption may be allowed for that particular tax year.

There is a one-time only filing procedure and homeowners who continue to occupy their property on March 1 of the year claimed need not file again. Claims are mailed to new homeowners by March 15 each year. To qualify for this exemption, a claimant must own and occupy a dwelling as the principal place of residence as of March 1 and file or have on file a claim for Homeowner's Property Tax Exemption with the county assessor in the county in which the property is located. Persons who qualify for the Homeowner's Property Tax Exemption may also claim Homeowner's Assistance from the Franchise Tax Board.

For additional information on the Homeowner's Property Tax Exemption, contact the Stanislaus County Assessor's Office.

Eligibility: individual

FEDERAL PROGRAMS

Department of Housing and Urban Development/Federal Housing Administration (HUD/FHA)

The U.S. Department of Housing and Urban Development (HUD) and its constituent agency, the Federal Housing Administration (FHA), administer a variety of mortgage insurance, rent subsidy, and loan and grant programs aimed at helping communities provide affordable housing for low- and moderate-income households.

Depending on the program, eligible applicants include both nonprofit and profit-motivated sponsors and builders, public agencies, the elderly, the disabled, and individuals with moderate incomes and below. Programs range from conventional single-family and mobilehomes, to multiunit and cooperative housing.

The Department of Housing and Urban Development administers its programs through ten regional offices, and within those regions there are 73 area offices.

For information on HUD-sponsored programs, contact the HUD area office:

450 Golden Gate Ave. 8th Floor
San Francisco, CA 94102
(415) 556-4557

Community Development Block Grants (CDBGs)

Through CDBGs, HUD provides grants and loans to local government for funding a wide range of community development activities. A local match is generally not required.

As amended under the 1974 Housing and Community Development Act, the CDBG program is a consolidation of former categorical grant programs including Urban Renewal, Neighborhood Development Grants, Model Cities, Water and Sewer Grants, Neighborhood Facilities Grants, Open Space Grants, Rehabilitation Grants, and Historical Preservation Grants.

Although spending priorities are determined at the local level, the purpose of the law is to provide adequate housing, a suitable living environment, and expanded economic opportunities for persons of low and moderate income. A minimum of 51 percent of the CDBG funds provided must be used for the support of activities that benefit low and moderate income persons.

Basic eligible activities include but are not limited to: 1) acquisition and disposition of real property; 2) public facilities and improvements; 3) slum clearance activities; 4) public services; 5) interim assistance; 6) payment of non-federal share of grant-in-aid program; 7) urban renewal completion; 8) demolition and relocation; 9) removal of architectural barriers to the physically disabled; 10) privately owned utilities; and 11) improvement of sites for assisted housing.

CDBG assistance may be used for the following rehabilitation and preservation activities: 1) rehabilitation of public residential structures; 2) modernization of public housing; 3) rehabilitation of private properties; 4) temporary relocation assistance; 5) code enforcement; and 6) historic preservation.

Except in limited circumstances, CDBGs may not be used for new construction of housing.

Appropriations of CDBG funds are made by Congress annually. The first 3 percent of each year's appropriation goes directly into the discretionary fund of the Secretary of Housing and Urban Development. Those funds are distributed nationwide for technical assistance, emergency housing, and other special projects at the discretion of the Secretary.

The remaining 97 percent of each annual CDBG appropriation is divided as follows: 70 percent to urban areas and 30 percent to rural areas. From the urban share, "entitlement" applicants (generally defined as cities of at least 50,000 population and counties of at least 200,000 in population, excluding entitlement cities) receive funds determined by the locality's relative number and percentage of population, households in poverty, and households experiencing overcrowding, growth lag, and age of housing. Entitlement communities are allocated funds annually, but must make yearly certifications and submissions to HUD which conform with the 1974 Housing and Community Development Act. Cities with populations under 50,000 may execute an agreement with their respective counties to include the city's population as a part of the total county population for the purposes of the entitlement allocation.

Cities and counties not meeting the entitlement population requirement are eligible to participate in the "Small Cities" discretionary program. These jurisdictions must compete for a limited amount of funds administered through state governments.

In order to receive its annual entitlement grant, a locality must submit to HUD: 1) the required certifications (agreements to comply with applicable laws and regulations including the Civic Rights Act and citizen participation requirements); 2) the necessary HUD approved Housing Assistance Plan (HAP); 3) a copy of its final statements of community development objectives; and 4) a copy of its final statement of development objectives and proposed use of CDBG funds. The HAP must include a survey of existing housing stock, a qualification of the housing assistance needs of lower-income households and the general location of proposed new construction and rehabilitation activities. Every third year, the locality must submit a HAP detailing three-year goals.

Each year, the locality must submit its annual goals and a report evaluating progress in meeting the previous years' goals.

If the locality makes a complete submission within the established deadlines, HUD will make a full grant award. Grant awards may be reduced or denied if HUD makes a determination that the grantee has failed to carry out its previously approved activities in a timely manner or failed to conform to the requirements of the law.

Eligibility: city or county

Rental Housing Rehabilitation (Section 17)

This program is intended to increase the stock of affordable rental housing for lower-income renters (80 percent of the real median income) by providing grants to state and local governments to support the rehabilitation of existing rental units and by providing rental housing assistance to lower-income families to enable them to afford the rents of units in assisted projects. Grants are awarded on a formula basis to cities with populations of 50,000 or more, urban counties, and states, for rehabilitation of privately owned, residential property. Rehabilitation subsidy for each project is limited to an average of $5,000 per unit, adjusted for high cost areas, and 50 percent of the project's total eligible rehabilitation costs. No funds may be used for program administration. Vouchers and Section 8 certificates are provided to permit eligible tenants to remain in rehabilitated units and eligible new tenants to move into the units.

HUD distributes the funds based upon a formula which considers three factors: 1) number of rental units where the income of tenant households is at or below the poverty level; 2) number of rental units built before 1940, where the income of the household is at or below the poverty level; and 3) number of rental units with at least one of four housing problems - overcrowding, high rent costs, incomplete kitchen facilities, or incomplete plumbing. The third factor is weighted double in the formula.

Eligibility: city or county

Urban Development Action Grant (UDAG)

UDAG provides grants to economically distressed cities and urban counties for residential, commercial, or industrial projects that stimulate private investment. Eligibility is determined by a combination of factors: loss of population and jobs, stagnating or declining tax bases, high percentage of poverty, low per-capita income change, high unemployment, and deteriorated housing. Housing projects linked to economic development projects (e.g., mixed uses) are eligible activities.

The program is currently inactive (March 1990).

Eligibility: city or county

Section 108

Section 108 allows HUD to guarantee loans to local governments for use in the acquisition or rehabilitation of property to stimulate industrial, commercial, or residential development. Recipient local governments must, in turn, pledge current and future Community Development Block Grant (CDBG) funds as security for such loans. The maximum amount that may be guaranteed is three times a city's/county's annual entitlement grant.

CDBG recipients are eligible for Section 108 loan guarantees to finance: 1) acquisition of real property for community and economic development purposes; 2) rehabilitation of real property owned or acquired by the local government; and 3) payment of related expenses (interest, relocation, clearance, and site improvements). Application for the guarantee can be made as part of the block grant proposal. Funds cannot be used for new construction. The advantage of this program is that it can make a large amount of money available quickly without a city having to wait for receipt of a given year's block grant.

The guaranteed debt takes the form of a note issued under HUD's guidance by designated public agencies to a private lending institution approved by HUD. The terms of the note are specified by HUD; the interest rate is set just slightly above the Treasury Department's borrowing rate. The money may be drawn down as soon as HUD approves the guarantee, but it may only be used to meet current financing needs for approved activities. The entire amount of the loan may be obtained up-front.

Loans guaranteed by Section 108 must be repaid within six years, although the city or county has some latitude in determining the means of repayment. Repayment terms must be approved by HUD in advance of the project.

Although rates are higher than those on most tax exempt obligations, the program offers potential in the area of land assembly and can give local governments greater mileage from CDBG funds by performing needed activities prior to their receiving the entitlement funds.

Eligibility: city or county

Supportive Housing Demonstration Program: Transitional Housing Demonstration Program

This program encourages innovative approaches to providing short-term (24 months or less) housing and support services to homeless persons who are capable of making the transition to independent living. This program is especially targeted to deinstitutionalized homeless individuals with mental disabilities and homeless families with children.

Eligibility: city or county, Housing Authority, nonprofit organization

The Stewart B. McKinney Homeless Act

The McKinney Act created a number of new programs to "provide urgently needed assistance to protect and improve the lives and safety of the homeless." This program addresses the areas of emergency food and shelter, transitional and longer-term housing, primary and mental health care services, education, job training, alcohol abuse programs and income assistance.

Eligibility: city or county, nonprofit organization

For additional information on other programs contact:

Interagency Council on the Homeless
450 Golden Gate Ave. Room 8460
San Francisco, CA 94102
(415) 556-4752

Eligibility: city or county, nonprofit organization

Emergency Shelter Grants Program

This program provides funds for the renovation, rehabilitation or conversion of buildings for use as emergency shelters for the homeless. Within certain limitations, funds can be spent on essential services for the homeless and some operating costs.

Eligibility: city or county, nonprofit organization

Supplemental Assistance for Facilities to Assist the Homeless

This program funds interest-free advances and grants to acquire, lease, convert or rehabilitate existing facilities and to provide support services. Funds are available for comprehensive and innovative activities specifically designed to meet the needs of the homeless.

Eligibility: city or county, non profit organization

Supportive Housing Demonstration Program: Permanent Housing Component

This program provides permanent housing assistance for community-based, long-term housing and support services for projects housing eight or fewer handicapped persons who are homeless or at risk of becoming homeless. Larger projects may be approved on a case-by-case basis.

Eligibility: city or county, nonprofit organization

Housing Voucher Demonstration

This voucher program, similar to the Section 8 existing Housing Program, provides very low-income families with a greater choice in the selection of a rental unit. The voucher permits families to rent units otherwise too expensive. Monthly housing assistance payments are based on the difference between a payment standard for the area and 30 percent of the family's monthly income. For families selected for assistance, preference will be given to those who are occupying substandard housing, are voluntarily displaced, or are paying more than half of their income for rent.

Eligibility: Housing Authority

Lower Income Rental Assistance (Section 98)

This program aids low and very low income families in obtaining decent, safe, and sanitary housing in private accommodations. HUD makes up the difference between what these families can afford and the fair market rent for an adequate housing unit. Eligible tenants must pay the highest of either adjusted income, 10 percent of gross income, or the portion of welfare assistance designated to meet housing costs. This rental assistance may be used in existing housing. The program is administered by the Housing Authority.

Eligibility: Housing Authority, nonprofit organization, for-profit organization or developer, individual

Moderate Rehabilitation Program (Section 8)

This program encourages the rehabilitation of rental property for occupancy by Section 8 recipients. The program guarantees Section 8 payments to the owner of rehabilitated developments whenever eligible tenants reside in the project. Prior to undertaking rehabilitation work, the owner and the local Housing Authority will provide technical assistance in obtaining financing and for the rehabilitation. Once the work is completed, the housing assistance payments contract is executed and operates for a 15-year period. Moderate rehabilitation is defined as rehabilitation involving only a limited amount of work on a dwelling unit which can be accomplished without displacing the tenants. Temporary relocation or permanent displacement should not be required except in limited circumstances.

Eligibility: Housing Authority, nonprofit organization, for-profit organization or developer, individual

Section 8 Moderate Rehabilitation Assistance For Single-Room Occupancy (SRO) Dwellings

This program provides rental assistance for single-room housing units for occupancy by homeless individuals.

Eligibility: Housing Authority

Housing Development Action Grants (HODAG)

This grant is intended to increase the availability of rental housing for lower-income people in areas where there is a severe shortage of affordable housing. Development grants are used to help private developers construct or substantially rehabilitate rental housing in those areas.

All projects assisted by development grants must reserve at least 20 percent of the units for families with incomes at or below 80 percent of the median income of the area. Owners of projects must agree to keep the assisted units available for occupancy by lower-income tenants for 20 years and must agree not to convert the units to condominiums during the 20-year period.

Development grants cannot exceed 50 percent of the total cost (less acquisition) of rehabilitating or developing the building. Once selected, the projects must be under construction within 24 months of HUD approval. When construction or rehabilitation of a project has been completed and the project reaches a certain level of occupancy, it will be closed out by HUD. At that time the city, urban county, or state will become responsible for monitoring project operations and approving rent increases.

The program is currently inactive (March 1990)

Eligibility: Housing Authority

Manufactured Home Parks (Section 207)

HUD ensures mortgage loans made by private lenders to finance the construction or rehabilitation of manufactured home parks consisting of five or more spaces. Maximum mortgage limits are $9,000 per individual manufactured home space within each park. In high cost areas, this maximum may increase to $15,750 per space. The park must be located in an area approved by HUD in which market conditions show a need for such housing.

Eligibility: Housing Authority, nonprofit organization, for-profit organization or developer

Low Income Housing Tax Credits

Both federal and state tax credits are available to the private sector for the construction or acquisition and rehabilitation of affordable rental housing. While utilization of the tax credits depends on the project's developer, local governments can play a necessary role in providing the additional subsidies usually required to make the tax credits work. Both the federal and state programs are administered by the California Mortgage Bond and Tax Credit Allocation Commission.

In the current era of limited state and federal subsidies for housing, tax credits are one of the few remaining funding sources of any significance. To be eligible for tax credits, 20 percent of the units must rent to very low income households earning less than 50 percent of area median income, or 40 percent of the units must rent to persons with incomes under 60 percent of the real median income. The tax credits can be used by nonprofit and for-profit developers to build new apartments, buy and rehabilitate existing housing, or preserve existing subsidized housing through acquisition or refinancing.

Eligibility: nonprofit organization, for-profit organization or developer

Home Improvement Loan Insurance (Title I, Section 2)

HUD insures loans to financed major and minor improvements, alterations, and repairs of individual homes. The loans may be up to $17,500 and may be extended up to 15 years and 32 days. Loans on apartment buildings may be as high as $8,750 per unit, but the total for the building may not exceed $43,750. Private lending institutions process these loans.

Eligibility: individual

Manufactured Home Insurance (Title I, Section 1)

HUD provides insurance on loans by private lenders to finance the purchase of manufactured homes, thereby providing alternative lower cost housing. The maximum loan is $45,500 for single or multiple modules, $54,000 for a manufactured home and a suitable developed lot, and $13,500 for developed lot only. The maximum loan term is 20 years for a single unit and lot, 25 years for a double unit and lot, and 15 years for a lot only.

Eligibility: individual

Manufactured Home Insurance (Title I, Section 2)

This program insures loans to purchase manufactured home units by buyers intending to use them as their principal place of residence. The maximum loan is $40,500 for single or multiple modules. The borrower must assure that the unit will be placed on a site which complies with FHA standards and local zoning requirements.

HUD insures private lenders against losses of up to 90 percent of any single loan. Insurance coverage is limited to 10 percent of the total amount of the loans insured by the lender. The loan term may extend for up to 20 years and 32 days.

Eligibility: individual

Solar Energy and Energy Conservation Bank

The purpose of this HUD program is to reduce the nation's dependence on foreign sources of oil by offering grants or subsidized loans to owners and tenants in residential, commercial, and agricultural buildings for the purchase and installation of conservation and solar measures. The Solar Energy and Energy Conservation Bank operates through states and provides financial assistance to consumers for solar and energy conservation improvements.

The amount of assistance is based on the applicant's income level for energy conservation improvements; for solar improvements, it is based on the amount of energy saved by the improvement. Individuals must certify that projected earnings fall within a certain range relative to the area median income in order to be eligible for subsidies. In most cases, an energy audit must also be performed. For some solar improvements, a certified design analysis must be performed. The applicant must also certify that a federal tax credit will not be claimed if the bank provides a subsidy, that minimum property standards will be met for new or rehabilitated buildings, that the installation was completed, and that sufficient funds are available to match a grant in meeting the cost of the installation. The applicant must disclose other federal assistance sought or obtained.

At least 50 percent of available funds will be allocated, with the balance going into a reserve fund. The percentage of allocated funds for a state is determined by a calculation, involving the state's incidence of lower income households, average energy consumption, and other factors.

Individuals can apply directly to counties for funding.

Eligibility: individual

HUD Mortgage Insurance Programs

Multi-Family Rental Housing for Low- and Moderate-Income Families (Section 221 (D) (3&4))

HUD offers mortgage insurance to finance rental or cooperative multi-family housing for moderate income households. HUD insures mortgages made by private lenders to help finance construction or substantial rehabilitation of multi-family (five or more units) rental or cooperative housing for moderate income or displaced families. Projects in both cases may consist of detached, semidetached, row, walk-up, or elevator structures.

Eligibility: city or county, Housing Authority, nonprofit organization, for-profit organization or developer

Elderly Rental Housing (Section 231)

To assure a supply of rental housing suited to the needs of the elderly or disabled, HUD insures mortgages made by private lending institutions to build or rehabilitate multi-family projects consisting of eight or more units.

Eligibility: city or county, Housing Authority, nonprofit organization, for-profit organization or developer

Existing Multi-Family Rental Housing (Section 223)

HUD insures mortgages to purchase or refinance existing multi-family projects originally financed with or without federal mortgage insurance. HUD may insure mortgages on existing multi-family projects under this program that do not require substantial rehabilitation. Projects must contain at least five units and must be at least three years old.

Eligibility: nonprofit organization, for-profit organization or developer

Supplemental Loan Insurance: Multi-Family Rental Housing (Section 241)

This program supplements existing insured mortgages and does not require refinancing the existing mortgage. HUD insures lenders against loss on loans made either to finance additions and improvements of multi-family housing projects, group practice facilities, hospitals, and nursing homes subject to HUD/FHA insured mortgages or mortgages held by HUD, or to finance energy conservation improvements. A loan involving an insured nursing home or group practice facility may also be used to purchase equipment.

The supplemental loan for a project with HUD insured or HUD held mortgage may not exceed 90 percent of the estimated value of the improvements, additions, or equipment. A loan for a project with a HUD held mortgage may exceed the remaining term of the mortgage and extend for 40 years.

Eligibility: nonprofit organization, for-profit organization or developer

Nursing Homes and Intermediate Care Facilities (Section 232)

HUD insures lenders against loss on mortgages used to finance construction or renovation of facilities to accommodate 20 or more patients requiring skilled nursing care and related medical services, or patients who, while in need of nursing home care, are in need of minimum but continuous care provided by trained personnel. Nursing home and intermediate care services may be combined into the same facility covered by an insured mortgage or may be in separate facilities. Major equipment for operation may be included in the mortgage.

The maximum insured amount of the loan cannot exceed 90 percent of the estimated value of the physical improvements and major movable equipment. The maximum mortgage term is 40 years.

Section 437 of the Housing and Urban Rural Recovery Act of 1983 allows insurance of board and care homes under Section 232. These facilities do not have medical services, but have 24-hour staff for continuous protective oversight of residents. A board and care home can be either freestanding or part of a complex that could also include a nursing home, an intermediate care facility, or both.

Eligibility: nonprofit organization, for profit organization or developer

Experimental Housing (Section 233)

The housing assistance programs under Section 233 are intended to encourage, by means of insured loans, the use of new or untried construction materials, designs or techniques for reducing housing costs, raising living standards, and improving neighborhood design. Provisions of other HUD programs can apply to those aspects of the project where nonexperimental features are utilized.

HUD/FHA insures mortgage loans that finance the construction or rehabilitation of homes meeting the requirements of other FHA mortgage insurance programs except that the use of advanced technology or experimental neighborhood design is required. The average insured mortgage is $65,000. Eligible applicants are persons able to prove that the proposal is an acceptable risk for testing advanced housing design or experimental property standards.

This Section 233 program provides mortgage insurance to encourage innovative design features in multi-family housing. Title II provisions apply where nonexperimental features are utilized. The type of construction, mortgage limit, down payment, term, interest rate, and fees are governed by eligibility requirements of the applicable multi-family mortgage or improvement loan insurance program.

Eligibility: nonprofit organization, for-profit organization or developer, individual

Condominium Housing (Section 234)

HUD insures mortgages made by private lenders for the purchase of individual family units in multi-family housing projects. Sponsors may also obtain FHA insured mortgages to finance the construction or rehabilitation of housing projects which they intend to sell as individual condominium units. Projects must contain at least four units and may be detached, semidetached, row, walk-up, or elevator structures. Recent changes in legislation also permit insuring mortgages on individual units in existing condominiums.

Eligibility: nonprofit organization, for-profit organization or developer, individual

Special Credit Risks (Section 237)

The purpose of this program is to make home ownership possible for low and moderate income families who cannot meet requirements under Section 203, 220, 223, or 234. The monthly mortgage (principal, interest, insurance, and taxes), may not exceed 24 percent of the borrower's annual income. The maximum insurable mortgage is $18,000 ($21,000 in areas where cost levels so require).

Counseling assistance must be obtained by the applicant mortgage or from a HUD approved counseling agency. The down payment required is determined by the requirements for the HUD program under which the application originates. Applications may be originated under most HUD home mortgage programs. The mortgage term may extend for 30 years, or for 35 or 40 years where the purchaser is unacceptable under a 30-year term.

Eligibility: individual

Graduated Payment Mortgage Program (Section 2452)

The Graduated Payment Mortgage (GPM) program facilitates early home ownership for households that expect their incomes to rise by insuring loans that allow homeowners to make smaller monthly payments initially and to increase their payment size gradually over time. It is applicable to single-family housing proposed, under construction, or scheduled for substantial rehabilitation.

The maximum insurable amount is the lesser of: 1) maximum Section 203(b) limits; 2) 97 percent of the first $25,000 of value and closing costs, plus 95 percent of the remainder; or 3) 97 percent of the appraised value and closing costs of the property, minus all of the deferred interest which would accrue during the graduated term. The term of the mortgage is limited to 30 years.

There are five basic GPM plans which vary the rate of monthly payment increases (from 2 to 7.5 percent), and the number of years over which the payments increase (5 or 10 years). The greater the rate of increase, or the longer the period of increase, the lower the mortgage payments are in early years. After a period of 5 to 10 years, depending on which is selected, the mortgage payments level off and stay at that level for the remainder of the loan. GPM payments increase each year, not each month.

Section 245(b) is a similar program which is limited to first time homeowners or those who have not owned a house in the last three years.

Eligibility: individual

Home Ownership Assistance for Low- and Moderate-Income Families (Section 221(D)(2))

HUD provides mortgage insurance to increase home ownership opportunities for low and moderate income families, especially those displaced by urban renewal. HUD insures lenders against loss on mortgage loans to finance the purchase, construction, or rehabilitation of county-wide, one-to-four family housing. Maximum insurable loans for an owner/occupant are $31,000 for a single-family home. For a larger family (five or more persons), the limits are $36,000 or up to $42,000 in high cost areas. Higher mortgage rates apply to small (two to four units) multi-family projects.

Eligibility: individual

Farmer's Home Administration (FmHA)

The Farmer's Home Administration, an agency of the U.S. Department of Agriculture, provides grants and county-wide loans to improve housing in rural areas. Potential recipients include rural residents, government entities, and both nonprofit and profit motivated sponsors. Unlike HUD programs which generally operate through banks and other approved lending institutions, FmHA itself makes loans directly to qualified applicants.

FmHA grants and loans (except those under the farm labor program) are made only in rural areas. Rural areas are generally defined as areas with populations under 10,000 or up to 20,000 in credit scarce regions outside a Metropolitan Statistical Area (MSA).

Rental Assistance Program (Section 521)

This program provides rental assistance to low income, rural families and senior citizens who are living in FmHA funded projects. The program subsidizes rents that exceed 30 percent of adjusted annual incomes. The subsidy amount is determined by formula, depending on how the FmHA rental project was originally funded.

All FmHA financed farm labor housing loan and/or grant recipients who are public bodies, nonprofit organizations, or nonprofit organizations of farm workers, are eligible to participate in this program. Rural rental housing loan borrowers who agree to operate the housing on a limited profit or nonprofit basis are also eligible. FmHA borrowers using HUD's Section 8 Existing Housing Assistance Payments may also participate in the FmHA rental assistance program.

Priority will be given to families in existing projects who are paying the highest percentage of income toward rent. In new projects, priority will be based on the date a request for rental assistance is made to FmHA by the borrower (project owner).

The responsibilities of an eligible borrower are:

- Borrowers must have an approved lease with the family receiving rental assistance.
- Initially and annually, borrowers must submit a tenant certification for each tenant.
- Borrowers must verify income reported by tenants.

- Borrowers must have their operating budgets approved by FmHA to be eligible for rental assistance.

The term of the rental assistance agreement is five years. Agreements can be renewed for periods of up to five years.

Eligibility: city or county, nonprofit organization

Rural Housing Preservation Grants (Section 533)

This program, established in 1985, is designed to assist very low and lower income rural homeowners to repair and rehabilitate their housing. Governmental entities and nonprofit corporations are eligible to receive and administer housing preservation grants to establish housing rehabilitation projects. At least 80 percent of the grant must be used to provide loans, grants, or other assistance to homeowners to pay any part of the cost of repairing or rehabilitating their homes. Twenty percent may be used to hire personnel to run the housing rehabilitation project and for other administrative expenses.

Housing Preservation grants are intended to make use of other available housing programs which provide resources to very low- and low-income, rural residents to bring their homes up to code standards.

Housing Rehabilitation Projects must serve areas with a concentration of substandard housing and very low and low income families. Other criteria considered in the selection of grant recipients include:

- The applicant's capacity and experience in assisting lower income households and in providing rehabilitation or weatherization services;
- The ability to minimize the use of grant funds for administration; and
- The program addresses an overcrowding problem.

Eligibility: city or county, nonprofit organization

Rental Housing Loans (Section 515)

These insured loans provide modernized rental or cooperative housing for persons with low and moderate incomes and for those age 62 and older in rural communities of not more than 10,000 population. Such loans may also be available in communities between 10,000 and 20,000 population if the facility is not within a Standard Metropolitan Statistical Area (SMSA). The loans are repayable in not more than 50 years. Provisions are made for interest reductions under certain circumstances so that low income tenants may pay a rent within their means. Rent paid by low income tenants also can be supplemented through a rental assistance program administered by FmHA or HUD's Section 8 rent subsidy program.

Eligibility: nonprofit organization, for-profit organization or developer

Farm Labor Housing Loans and Grants (Section 514/516)

This program provides a combination of grants and loans to finance construction, rehabilitation, or purchase of rental housing for farm workers. Loans and grants may be used to finance infrastructure such as water supply systems and wastewater facilities, as well as to develop support facilities such as central cooking and dining facilities, small infirmaries, laundry facilities, and day care centers.

A grant of up to 90 percent of the cost of the project is made with the remainder lent at 1 percent interest. Loans are repaid over a 33-year term.

Loans are available to farmers and farmer associations. Both loans and grants are available to public and private nonprofit corporations. Grants are available to eligible applicants only when there is a pressing need and when it is doubtful that such facilities could be provided without grant assistance.

Eligibility: nonprofit organization (and farmers and farmer associations)

Individual Home Ownership (Section 502)

This program provides insured loans to families of low and moderate income including senior citizens, who need adequate housing. Interest rates vary according to the cost of government borrowing and the maximum term for repayment is 33 years. Interest credit, which may reduce interest to as low as 1 percent, may be available to qualified low-income borrowers.

Eligibility: individual

Home Repair Loans (Section 504)

Very low income homeowners whose houses are severely deficient may be eligible for grants or low interest loans to make their houses safe and adequate for habitation and to remove health hazards. A maximum loan of $7,500, a maximum grant of $5,000, or a maximum loan-grant combination of $75,000 may be available to help very low income elderly homeowners to make necessary repairs to their homes. Applicants must be 62 years of age or older to qualify for grant assistance.

Eligibility: individual

Veterans Administration

The Federal Veterans Administration (VA) guarantees loans to qualified veterans to:

- Buy, build, alter, repair, or improve a home or condominium (including a farm residence to be occupied by the veteran);

- Buy a mobilehome with or without the lot; and
- Refinance existing mortgage loans or other liens on a dwelling owned and occupied by the veteran.

The VA guaranteed loan is made between the veteran and the lender without charge to the lender. No down payment is required by the VA, although the lender may require one.

VA loans are assumable provided the veteran certifies that he or she will be liable for the loan for its full term. The veteran can be released from liability upon approval of the loan-assuming buyer by the VA. Each qualified veteran is normally entitled to one VA loan in his or her lifetime.

For information regarding VA loans, contact:

Loan Guaranty Division, Veterans Benefits Office
Veterans Administration Regional Office
211 Main Street
San Francisco, Ca 94105
(415) 974-0149
(800) 652-1240

Home Loans

The maximum guarantee amount for home loans may not exceed 60 percent of the cost of the home (including lot) or $27,500, whichever is less. There is no maximum or minimum mortgage amount, although most lenders use four times the guarantee amount as a rule of thumb. Loan terms are for 30 years at a fixed rate.

Eligibility: individual (Military veterans and their survivors)

Mobile Home Loans

The maximum loan guarantee for mobile homes is 50 percent of the cost of the mobile home or $20,000, whichever is less. Maximum term for single-wide mobile homes is 15 years. Maximum loan term for double-wide mobile homes is 25 years.

Eligibility: individual (Military veterans and their survivors)

Disposal of Foreclosed Homes Program

Houses acquired by the VA through defaults are offered for sale to the general public at market value, with financing guaranteed by the VA, usually at or near VA/FHA interest rates. Down payments are below comparable real estate sales; closing costs are minimal. These homes are sold through real estate brokers, and the VA pays the commission.

Eligibility: individual

Specially Adapted Housing

The VA offers home purchase grants of up to $32,660 to veterans who have lost the use of lower extremities due to a service-connected disability. The VA has established special feature standards for both newly constructed and existing homes eligible for VA grants.

These include site considerations such as walks, ramps, handrails, garages, and entrances; bathroom and kitchen features; and other interior details, such as doors, windows, corridors, closets, and wall switches.

Eligibility: individual (Military veterans and their survivors)

Department of Health and Human Services

Low-Income Home Energy Assistance

This program makes funds available to states and other jurisdictions to assist eligible households to meet home energy costs. Grantees then make payments directly to an eligible low income household (or on behalf of such a household) to an energy supplier for the cost of home energy. Up to 10 percent of these funds may be used for state planning and administration. Up to 10 percent may be transferred to other block grants administered by the Department of Health and Human Services. Fifteen percent may be used for county-wide weatherization. There is no requirement to match federal funds with state funds. Allocations to states are based on the percentage of total funds received by a state in FY 81.

Eligible households are those households whose income does not exceed 150 percent of the poverty level or 60 percent of the state median income (whichever is greater), or households with persons eligible to receive Aid to Families with Dependent Children (AFDC), Supplemental Security Income (SSI), food stamps, or certain veteran's benefits. In 1984, the average assistance for heating costs was about $200 per household nationally.

Grantees also provide emergency crisis assistance, assistance with heating and cooling costs, and weatherization assistance.

Contact: Office of Economic Opportunity
1600 Ninth Street, Suite 340
Sacramento, CA 95814
(916) 322-2940
(800) 433-4327

Eligibility: city or county, state, territories, and Native American tribal governments that request direct funding.

Community Development Credit Union Revolving Loan Fund (CDCU)

This Department of Health and Human Services program is designed to support community-based credit unions (i.e., credit unions that by definition are limited to providing services within a defined community area, as opposed for example, to credit unions based on employer affiliation), in their efforts to stimulate economic development activities that: 1) result in increased income, home ownership, and employment opportunities for low-income households; 2) stimulate community revitalization efforts that result in improved community facilities, housing, and transportation; and 3) provide needed financial and related services to residents within the communities they serve.

Existing credit unions may be eligible for a maximum loan of $200,000 and organizations proposing to form a credit union may be eligible for a $100,000 loan. Loans must be repaid within five years. Interest rates on CDCU loans are four percentage points below the average market rate for Treasury Notes of comparable duration, or 5 percent per annum, whichever is more.

Loan funds may be used for the following services and activities:

- Improving housing conditions and increasing home ownership through a variety of mechanisms including self-help and cooperative housing developments and assistance in securing mortgages, site development, and construction financing;
- Financial counseling;
- Increasing employment opportunities by aiding existing businesses and promoting the establishment of new business;
- Increasing the membership and the capitalization base of the credit union.

Contact: Office of State and Project Assistance
Office of Community Services
Department of Health and Human Services
200 Independence Avenue, S.W.
Washington, D.C. 20201
(202) 653-5675

Eligibility: nonprofit organizations (credit unions)

Department of Energy

Weatherization Assistance for Low Income Persons

The goal of this program is to insulate the dwellings of low income persons, particularly the elderly and disabled, to conserve energy and aid those persons least able to afford higher utility costs. Grant money is allocated to states for disbursement to community-based organizations. Fund allocation is based on annual heating degree days, cost of energy with the county, the county's low income population, and its elderly, disabled, and Native

American low income population. The funds are used for attic insulation, caulking, weather stripping and storm windows, furnace efficiency modifications, and certain mechanical measures to heating and cooling systems. The maximum expenditure per dwelling unit is $1,000.

Contact: Office of Economic Opportunity
1600 Ninth Street, Room 340
Sacramento, CA 95814
(916) 322-2940

Eligibility: city or county, states, and in certain instances, Native American tribal organizations

TABLE B-1
SUMMARY OF PROGRAM OPTIONS
1990

KEY TO SPONSORS/APPLICANTS		KEY TO NEED OR TARGET GROUP
1. City/County	vl	Very Low income (less than 50% median)
2. Housing Authority	l	Low Income (50%-80% median)
3. Special District	m	Moderate Income (80%-120% median)
4. Nonprofit Developer/organization	e	Elderly
5. For-profit Developer/organization	di	Disabled
6. Individual	ho	Homeless
	f	Female Head-of-Household
	fth	First-time Home Buyer
	c	Cooperative Housing
PROGRAM	**SPONSOR/ APPLICANT**	**NEED OR TARGET GROUP**
Regulatory and Other Nonfunding Program Options		
Density Bonus	1	l,m,vl
Mixed Use	1	vl,l,m
Development Standards	1	all
Inclusionary Zoning	1	l,m,vl
Redevelopment Housing	1,3	vl,l,m
Land Banking	1,4	vl,l,m,e,di,ho
Adaptive Reuse	1,4,5	all
Single-Room Occupancy Hotel (SRO)	1,4,5	vl,l,m,e,ho
Second Units	1,6	vl,l,m,e,di,f
Limited Equity Cooperatives	4	l,m
Self-Help Housing	4,5	l,m,fth
Manufactured Housing	4,5,6	vl,l,m,e,di,f,fth,ho
Nonprofit Housing Corporation	4	all
Home Equity Conversion	4	e
Shared Living	6	e,f,di

PROGRAM	SPONSOR/ APPLICANT	NEED OR TARGET GROUP
Housing Funding Programs/Local		
Redevelopment	1	all
Fees and Fee Waivers	1	all
Housing Trust Funds	1	all
Mortgage Revenue Bonds (MRBs)	1,4,5	vl,l,m,fth,e
Mortgage Credit Certificates (MCCs)	1,6	m,fth
Private Financing	4,5,6	all
State Programs		
California Housing Finance Agency (CHFA)		
Multi-Family Rehabilitation and Infill New Construction Program	1	vl,l,m,e,di
80/20 State/Local Pilot Rental Housing Finance Program	4	vl,l,m
CHFA Self-Help Housing Program	4	all
Home Mortgage Purchase Program (HMP)	5,6	fth,m
80/20 Multi-Family Rental Housing Program	5,6	vl,l
California First-time Home Buyers Program	6	fth
Second Unit Financing	6	l,m
California Department of Housing and Community Development (HCD)		
State Community Development Block Grant Program	1	vl,l
Rental Housing Construction (RHCP)	1	vl,l
Senior Citizens Shared Housing (SCSH)	1	e
Independent Living Housing Assistance Program (ILHAP)	1	di
Predevelopment Loan Fund (PLP)	1,2,4	l
Deferred Payment Rehabilitation Loan Program (DPRLP)	1,4	l,m
Special User Housing Rehabilitation Program (SUHRP)	1,4,5	h,vl,l
California Self-Help Housing (CSHHP)	1,4	l,m
Prop. 77 & 84 Rental Housing Rehabilitation and New Construction	1,4,5,6	vl,l
Emergency Shelter Program (ESP)	1,4	ho
California Home Ownership Assistance Program	6	l
Mobile Home Park Assistance Program (MHPAP)	6	l

PROGRAM	SPONSOR/ APPLICANT	NEED OR TARGET GROUP
Franchise Tax Board		
Home Owner and Renter Assistance Law	6	l,e,m
Renter's Credit	6	vl, l, m
Solar Energy Credit	6	l,e,m
Tax Credit (Removal of Architectural Barriers)	6	l,e,m,di
Department of Veteran Affairs		
Cal-Vet Loan Program	6	Veteran
Disabled Veteran's Tax Exemption	6	Veteran
Board of Equalization		
Home Owner's Property Tax Exemption	6	Home Owner
Federal Programs		
Department of Housing and Urban Development		
Community Development Block Grant (CDBG)	1	vl,l
Rental Housing Rehabilitation (Section 17)	1	vl,l
Urban Development Action Grant (UDAG)	1	vl,l
Section 108	1	vl,l
Transitional Housing Demonstration Program	1,2,4	ho
Stewart B. McKinney Homeless Assistance Act	1,4	ho
Emergency Shelter Grants Program	1,4	ho
Supplemental Assistance (Homeless Facilities)	1,4	ho
Permanent Housing Demonstration Program	1,4	ho
Housing Voucher Demonstration	2	vl,l
Lower Income Rental Assistance (Section 98)	2	vl,e,f
Moderate Rehabilitation Program (Section 8)	2	vl,e,f
Moderate Rehabilitation Program - SRO (Section 8)	2	vl,e,f
Housing Development Action Grants (HODAG)	2,4,5	vl,l,m
Manufactured Home Parks (Section 207)	2,4,5	l,m
Low Income Tax Credits	4,5	vl,l
Home Improvement Loan Insurance (Title I, Section 2)	6	l,m
Manufactured Homes (Title I, Section 1)	6	l,m
Manufactured Home Insurance (Title I, Section 2)	6	l,m

PROGRAM	SPONSOR/ APPLICANT	NEED OR TARGET GROUP
Mortgage Insurance Programs		
Multi-Family Rental Housing (Section 221 (D) (3,4))	2,4,5	m
Elderly Rental Housing (Section 231)	2,4,5	e
Existing Multi-Family Rental Housing (Section 223)	4,5	l,m
Supplemental Loan Insurance (Section 241)	4,5	l,m,e
Nursing & Intermediate Care Facilities (Section 232)	4,5	e
Experimental Housing (Section 233)	4,5,6	l,m
Condominium Housing (Section 234)	4,5,6	l,m
Special Credit Risks (Section 237)	6	l,m
Graduated Payment Mortgage (Section 2452)	6	m,fth
Home Ownership Assistance (Section 221 (D)(2))	6	l,m
Farmer's Home Administration (FmHA)		
Rental Assistance Program (Section 521)	1,4	l,e
Rural Housing Preservation Grants (Section 533)	1,4	vl,l
Rental Housing Loans (Section 515)	4,5	l,e,c
Farm Labor Housing Loans & Grants (Section 514/516)	4	Farm Workers
Individual Home Ownership (Section 502)	6	l,m
Home Repair Loans (Section 504)	6	vl,e
Veteran's Administration		
Home Loans	6	Veterans
Mobile Home Loans	6	Veterans
Disposal of Foreclosed Homes Program	6	Veterans
Specially Adapted Housing	6	Veterans
Department of Health and Human Services		
Low Income Home Energy Assistance	1	l
Community Development Credit Union Loan Fund	4	all
Department of Energy		
Weatherization Assistance	1	l

APPENDIX C

STANISLAUS COUNTY, CALIFORNIA

Evaluation of 1985 - 1990 Housing Element

A. OVERALL GOALS: NEW CONSTRUCTION, REHABILITATION AND CONSERVATION

1. New Construction

GOAL: IT IS THE COUNTY'S OVERALL GOAL TO PROVIDE SITES TO ENCOURAGE THE CONSTRUCTION FOR 317 HOUSING UNITS UP TO 1992. THE COUNTY'S GOAL IS TO ENCOURAGE THE PRODUCTION OF A PRICE-BALANCED HOUSING STOCK, SUITABLE TO THE NEEDS OF ALL RESIDENTS.

Status: Stanislaus County issued housing permits for construction of a total of 3,670 units in the years 1986-1990.

2. Rehabilitation

GOAL: TO INCREASE THE SUPPLY OF SOUND HOUSING AT PRICES AFFORDABLE BY ALL SEGMENTS OF THE COMMUNITY THROUGH THE REHABILITATION OF APPROXIMATELY 30 HOUSEHOLDS PER YEAR OVER THE NEXT SEVEN YEARS BY ANNUALLY APPLYING FOR COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS AND OTHER PROGRAMS APPLICABLE TO THE COUNTY.

Status: Although the County has not been able to meet its objectives for housing rehabilitation, it has been laying the groundwork by making CDBG applications and has established a redevelopment agency. In 1990, the County applied for CDBG funds for housing rehabilitation in the unincorporated community of Keyes. The application was initially denied, but successfully resubmitted in 1991, and the County is now beginning implementation of that project. The Keyes project targets the rehabilitation of 24 housing units a year. Additional housing rehabilitation will be accomplished through the County's redevelopment agency which includes housing rehabilitation as one of its main goals. Established in 1989, the redevelopment agency will set aside 25% (rather than the mandated 20%) of tax increment revenue for housing rehabilitation and new construction to benefit low- and moderate-income households. As tax increment funds begin to build, the redevelopment agency will be able to help meet the County's housing rehabilitation objectives.

3. Conservation

GOAL: TO MAINTAIN THE SUPPLY OF SOUND, AFFORDABLE HOUSING IN THE COUNTY THROUGH CONSERVATION OF

THE CURRENTLY SOUND HOUSING STOCK, NEWLY CONSTRUCTED, AND REHABILITATED UNITS BY TAKING EVERY ACTION POSSIBLE.

Status: County efforts to conserve existing housing stock include the housing repair program operated by the Social Services Division of the Welfare Department for SSI/SSP recipients. When the previous element was adopted, the home repair program was issuing about 800 housing repair grants a year; today the program is out of funding and may be discontinued altogether. Until now the program has been funded by the State, which is currently experiencing severe budget problems. The County is making every effort to obtain funding from other sources to keep the program going.

B. GOALS, OBJECTIVES AND IMPLEMENTATION STRATEGIES

1. Provision for Low- and Moderate-Income Housing

GOAL: IT IS THE GOAL OF STANISLAUS COUNTY TO ASSIST IN THE DEVELOPMENT OF ADEQUATE HOUSING TO MEET THE NEEDS OF LOW- AND MODERATE-INCOME HOUSEHOLDS.

OBJECTIVE 1: To continue to be of assistance to the private sector and public agencies capable of producing or assisting in the construction and rehabilitation of housing to meet low- and moderate-income needs.

IMPLEMENTATION A: The County will continue to facilitate funding and assistance for Farmer's Home Administration, Self-Help Enterprises and the Stanislaus County Housing Authority by working with these organizations supplying information, hearing notification, and staff assistance. The County will also work with various political bodies regarding problems, solutions, grant applications and helping with various land use concerns.

Responsible Agency: Stanislaus County Planning Department, FMHA, SCHA, SHE.

Time Frame: Ongoing.

Status: Over the planning period, the County has worked closely with the Stanislaus County Housing Authority, Self-Help Enterprises and the Farmers Home Administration to facilitate their programs.

The County has supported many Housing Authority programs including those for farm worker housing, senior citizens housing, refugee housing, and mortgage bond financing. For example, the County facilitated a project in the unincorporated community of Westley that involved the demolition of inadequate housing units used by seasonal farm workers and the construction of 50 new duplex units to replace them. The County expedited the review and approval process for the demolition and construction permits. Moreover, when funding through the State Office of Migrant Services was delayed, thereby postponing the construction of new units, the County expedited approval of a temporary, emergency mobile home park so that farm workers had temporary shelter while the duplexes were being built.

Other County actions to support Housing Authority programs include the following:

- The County waived public facilities fees for a 120-unit housing project for seniors funded by Proposition 48.

- The County worked with the Housing Authority to obtain a special block grant from the U.S. Department of Housing and Urban Development that provided funds to rehabilitate rental units for Southeast Asian refugees.

- The County agreed to participate in a mortgage credit certificate program to assist first-time home buyers in Stanislaus County.

- The County received a $380,000 grant to improve migrant housing in the unincorporated community of Empire and is working with the Housing Authority to implement that program.

The County worked with Self-Help Enterprises over the planning period to facilitate the construction of affordable housing units in the unincorporated community of Grayson. The County was willing to apply for Community Development Block Grant (CDGB) funds for the project, but no agreement was reached on the selling price of the land and, as a result, the project was not included in the County's CDBG application. The County facilitated another Self-Help Enterprises project by waiving and deferring public facility fees for 24 low-income housing units in Modesto.

The Stanislaus County Redevelopment Agency currently is working with the Farmers Home Administration to finance housing for very low-income households in the unincorporated community of Empire.

IMPLEMENTATION B: The County will continue to submit applications for the procurement of CDBG funds on an annual basis. The targeted County neighborhoods for infrastructure improvements are those with a high percentage of low-income residents, high concentration of housing and sewer/water problems. (Refer to discussion of CDBG funds in Section C of Government Housing Program.)

Responsible Agency: Stanislaus County Planning Department

Time Frame: Submit applications on an annual basis.

Status: Since 1986, Stanislaus County has submitted six applications for CDBG funds:

1986	New water well for Riverdale Park Tract
1987	Keyes sewer trunk installation
1987	Monterey Park Tract water distribution system
1989	Salida Community needs assessment
1990	County-wide housing condition survey
1991	Keyes Community housing rehabilitation

All applications have been funded except the 1990 application for Keyes housing rehabilitation, which was successfully resubmitted in 1991.

Due to staff limitations and other priorities, including preparation of an economic strategic plan and an agricultural element of the general plan, the County did not apply for CDBG funds in 1988.

IMPLEMENTATION C: Stanislaus County will create an outreach program for the purpose of advertising and providing information to low-income residents of available housing programs. This program will consist of flier and brochure distribution, newspaper advertisement and referrals. The County will work with SAAG, the local council of governments (COG), in sharing advertisement costs and staff assistance.

Responsible Agency: Stanislaus County Planning Department

Time Frame: Information and advertisement disseminated on an annual basis.

Status: Budget constraints prevented the County from fully implementing this program. However, the County will continue to provide information and referral services by publishing brochures and making them available to the public and by referring interested individuals to appropriate agencies. Rather than working with SAAG, which is no longer involved in local housing programs, the County will work with the Stanislaus County Housing Authority, Community Temporary Shelter Service (CTSS), and other service providers to coordinate information and referral efforts. (See Program 2.5 of 1992 Housing Element.)

IMPLEMENTATION D: Stanislaus County Planning Department and Building Inspection Division of Public Works will continue to be participants in the Community Housing Revitalization and Development Task Force. This task force, made up of bank representatives and individuals from private and public housing-related institutions, meets monthly to report the latest developments in housing for the low-income person and what opportunities exist for housing rehabilitation in the community.

Responsible Agency: Stanislaus County Planning Department, Building Inspection Division of Public Works.

Time Frame: Ongoing participation.

Status: The County participated regularly in monthly meetings of the Community Housing Revitalization and Development Task Force until its dissolution in January 1992. For many years, the task force served an important role as the main forum for housing issues in the community, thereby facilitating communication among representatives of private and public groups involved in housing. Attendance at monthly meetings declined, however, as other housing committees were established and local housing efforts splintered. Ultimately, the few remaining participants in the task force, including County planning staff, determined it was no longer viable and decided to dissolve the task force.

Although the task force is no longer in existence, the County will participate in similar housing committees or coalitions that are established in the community. Ideally, one central housing coalition will be formed to consolidate local housing efforts, as recommended by the Modesto Chamber of Commerce and the City of Modesto. (See Program 1.7 of 1992 Housing Element.)

OBJECTIVE 2: To continue to enforce existing policies and revise its plans and ordinances to provide necessary housing opportunities for low-income individuals.

IMPLEMENTATION A: The County will create a condominium ordinance setting forth guidelines for rental unit conversion to owner-occupied dwellings. Conversion cannot proceed unless the following factors exist: (1) adequate rental vacancy rate, (2) extended leases for the elderly and disabled, (3) moving allowances, and (4) active assistance in relocation for tenants.

Responsible Agency: Stanislaus County Planning Department.

Time Frame: Project completion, 1986.

Status: Not completed. To date, no condominium units have been constructed or created within Stanislaus County.

IMPLEMENTATION B: The County shall continue to offer a density bonus for residential development for the low- and moderate-income households. With the adoption of AB 1151, the County amended its Subdivision and Zoning ordinances by enacting a 25 percent bonus provision for construction of such housing.

Responsible Agency: Stanislaus County Planning Department.

Time Frame: Ongoing.

Status: Since amending its zoning ordinance to allow a 25% density bonus for the construction of low- and moderate-income units, the County has granted density bonuses for two projects located in the unincorporated community of Keyes:

Keyes North (1989) -- 33 units plus 8 bonus units

La Jolla (1990) -- 24 units plus 3 bonus units

Interest in the density bonus has been minimal because of the overwhelming demand in the County for low-density, single-family housing. However, changing market conditions may make the density bonus more effective as an incentive to develop affordable housing.

Existing density bonus provisions in the County Zoning Ordinance are outdated and should be amended to implement the current State Density Bonus Law. (See Program 1.8 of 1992 Housing Element.)

IMPLEMENTATION C: The County shall continue to enforce its provision for mobile homes to be located in any zone which allows single-family residences, as well as, an ordinance permitting duplexes to be located on corner lots in R-1, R-2 zoned areas.

Responsible Agency: Stanislaus County Planning Department.

Time Frame: Ongoing.

Status: Stanislaus County has issued approximately 1,400 building permits which include mobile homes in parks (341), mobile homes on private lots (760), apartment units (96), and duplex units (202).

As noted previously, Stanislaus County Fair Share Regional Housing needs were 317 dwelling units. The County exceeded its regional housing needs by 400%.

IMPLEMENTATION D: The County shall continue to encourage the use of planned development to facilitate construction of high density and varied housing concepts. To date, the County has approved P-D projects for the construction of apartment complexes, mobile homes, condominiums, townhouses, a children's home, and farm labor housing.

Responsible Agency: Stanislaus County Planning Department.

Time Frame: Ongoing.

Status: Stanislaus County has encouraged the use of planned development (P-D) in Salida, Keyes, Westley, Knights Ferry and other unincorporated communities.

The P-D process is received with mixed feelings by project proponents due to the lengthy review and hearing process and its various levels of approval/disapproval opportunities by the Planning Commission and Board of Supervisors.

2. Housing to Accommodate Special Needs

GOAL: IT IS THE GOAL OF STANISLAUS COUNTY TO PROVIDE ADEQUATE HOUSING FOR SPECIAL NEEDS RESIDENTS INCLUDING THOSE OF: THE ELDERLY, THE HANDICAPPED, FAMILIES WITH FEMALE-HEADED HOUSEHOLDS, LARGE FAMILIES, AND FARM WORKERS.

OBJECTIVE 1: To continue close working relations with private and public organizations offering supportive housing services for special needs residents in Stanislaus County.

IMPLEMENTATION A: The County shall continue to assist the Stanislaus County Housing Authority which administers state and federal housing programs for home purchase and rehabilitation, renter assistance, and temporary shelter for the elderly, low-income persons, handicapped, and farm workers in Stanislaus County.

Responsible Agency: Stanislaus County Planning Department and Stanislaus County Housing Authority.

Time Frame: Ongoing.

Status: Most recently, Stanislaus County, in cooperation with the Stanislaus County Housing Authority, has applied for and was approved to receive a CDBG grant for a housing rehabilitation program in Keyes.

In general, the cooperative relationship which exists between the two agencies makes other programs more efficient and effective.

IMPLEMENTATION B: The County shall continue to assist the Farmer's Home Administration in its accomplishments for the special needs households by supplying needed information, and staff assistance as requested. Eligible applicants, who inquire of any governmentally-aided housing programs, shall be referred to the appropriate local agencies, FMHA, SCHA, and SHE, who administer them.

Responsible Agency: Stanislaus County Planning Department, FMHA, SCHA, and SHE and other such organizations.

Time Frame: Ongoing.

Status: Stanislaus County Planning Department continues to provide information to interested parties and continues to act as a referral agency for FMHA, SCHA and SHE.

IMPLEMENTATION C: Stanislaus County will support the Senior Aides Program, a federally-funded senior community service employment program for the elderly. The program offers employment to low-income elderly individuals and provides valuable social services for the elderly community of Stanislaus County. In particular to housing needs, Senior Aides offers a

gardener service for yard care, a handyman service for small home repairs and installs dead bolt locks to insure the elderly a more secure living environment.

Responsible Agency: Senior Aides, Stanislaus County Planning Department.

Time Frame: Ongoing.

Status: The Senior Aides Program no longer exists. The Center for Senior Employment operates an employment program for seniors and provides social services, but nothing really related to housing needs.

IMPLEMENTATION D: Stanislaus County shall continue to assist and offer support to the Volunteer Bureau Service of Stanislaus which administers a shared housing program. The Bureau assists in bringing together compatible persons, one of which must be 60 years or older, who desire decent, affordable housing. The shared housing program helps elderly homeowners of low income combat high living costs and in turn provides companionship.

Responsible Agency: Volunteer Bureau of Stanislaus County Planning Department.

Time Frame: Ongoing - before 1987.

Status: Several years ago (prior to 1987), the Volunteer Bureau of Stanislaus undertook a pilot program for shared senior housing. The program was funded for one year only and has been discontinued. Former staff recall two main problems with the project: (1) seniors were reluctant to move out of their existing homes--no one wanted to be the one to move in with someone else, and (2) the Volunteer Bureau was understaffed and unable to devote sufficient time to the project.

The shared housing program for seniors in Stanislaus County has recently been established. Located in an eight-bedroom, three-bath house in Riverbank, the program provides permanent housing for up to eight low-income seniors, who pay 25% of their adjusted income for rent. The program is a cooperative effort by Kingsview (an Atwater agency for developmentally disabled), CTSS (Community Temporary Shelter Services) and STANCO (Stanislaus Affordable Housing Corporation).

The County will support the efforts of local agencies involved in shared housing programs. (See Program 1.5 of 1992 Housing Element.)

OBJECTIVE 2: To continue offering services and programs for the elderly in the community who seek housing assistance.

IMPLEMENTATION A: The Area Agency on Aging, a department of Stanislaus County government, shall continue to act as a coordinator and advocacy group for the elderly's housing needs. In particular, they hope to accomplish within the next five years progress in the development of housing programs for the elderly, such as a senior housing project and will continue to monitor the number of granny flats constructed.

Responsible Agency: The Area Agency on Aging.

Time Frame: Ongoing.

Status: The Area Agency on Aging continues to coordinate and act as an advocate for senior's housing needs. Current efforts include compilation of a resource guide. They are working with Stanislaus County Housing Authority on Senior Housing projects.

IMPLEMENTATION B: The Stanislaus County Department of Human Services, a division of the Welfare Department, offers recipients of SSI/SSP Gold checks, possible eligibility for housing repair grants. These grants, which may offer up to 100 percent funding, can also be used for structural modifications in housing for the handicapped. The home repair program, funded by the state, assists the County's 40,000 SSI/SSP recipients with approximately 800 housing repair grants annually.

Responsible Agency: The Department of Human Services, Welfare Division.

Time Frame: Ongoing.

Status: Due to lack of funding from the State, this program has been curtailed and may be permanently discontinued. The County is making every effort to obtain funds from other sources to keep the program going.

OBJECTIVE 3: The County will continue to amend its ordinances and land use regulations to assure housing availability and opportunities for special needs residents.

IMPLEMENTATION A: Stanislaus County will enforce its state mandated zoning ordinance amendment allowing for the construction of second units on single-family (R-A, R-1) zoned lots. This provision, known as a "granny flat" ordinance, is particularly accommodating for the low-income and elderly person who can no longer afford the rising costs of home ownership.

Responsible Agency: Stanislaus County Planning Department.

Time Frame: Ongoing.

Status: Stanislaus County processes the "granny flat" requests via the site plan review and building permit process. The ordinance is effective, but there has been only limited demand for granny flat construction.

IMPLEMENTATION B: Stanislaus County shall enforce its Zoning Ordinance which provides for employee housing in agriculturally zoned areas. This ordinance particularly assists farm workers who require temporary or permanent residency in close proximity to their farm work setting.

Responsible Agency: Stanislaus County Planning Department.

Time Frame: Ongoing.

Status: The ordinance is in effect and utilization is dependent upon individual application. Adoption of a streamlined permitting process for farm worker housing is currently under consideration.

IMPLEMENTATION C: Stanislaus County shall enforce its provision for mobile homes or manufactured housing to be built on lots zoned for single-family residences. Mobile homes have offered elderly, farm workers, and other special needs residents with alternative affordable housing.

Responsible Agency: Stanislaus County Planning Department.

Time Frame: Ongoing.

Status: Since 1986, Stanislaus County has issued permits for 760 mobile homes on private lots, most of which were zoned for single-family residences.

IMPLEMENTATION D: Stanislaus County shall enforce its Zoning Ordinance, Section 21.10.040, which allows residential care facilities to be located on agriculturally zoned parcels of 15 acres or more if accessory to and operated by a church.

Responsible Agency: Stanislaus County Planning Department.

Time Frame: Ongoing.

Status: The ordinance is in effect, but no applications have been received.

3. Provision of Adequate Sites for Development

GOAL: IT IS THE GOAL OF STANISLAUS COUNTY TO PROVIDE SUFFICIENT LAND FOR RESIDENTIAL DEVELOPMENT WHICH INSURES THE OPPORTUNITY FOR RESIDENCY OF ALL INCOME LEVEL HOUSEHOLDS.

OBJECTIVE 1: The County will enforce present land use policies and ordinances to allow for proper residential development of various housing types.

IMPLEMENTATION A: The County will enforce its revised Zoning Ordinance which permits the development of duplexes on corner lots in single-family zoned neighborhoods, provided that urban services are available, the units face different streets, and the duplexes conform to all R-1 requirements.

Responsible Agency: Stanislaus County Planning Department.

Time Frame: Ongoing.

Status: The ordinance is in effect, but no applications have been received.

IMPLEMENTATION B: The County will review the existing County-wide General Plan, community plans, and zoning designations to ensure that sufficient amounts of land are available for all types of residential development.

Responsible Agency: Stanislaus County Planning Department.

Time Frame: Ongoing.

Status: To ensure that sufficient land is available for all types of residential development, the Land Use Element of the General Plan was updated in 1987, a series of general plan amendments and adoption of Specific Plans in the Salida area were adopted in 1988; and an inventory of vacant land was completed in 1991 and updated in 1996.

IMPLEMENTATION C: The County will encourage use of planned development (P-D) in lieu of standard residential zoning. This method allows greater housing densities and various design concepts which offer a wide spectrum of housing choice for residents.

Responsible Agency: Stanislaus County Planning Department.

Time Frame: Ongoing.

Status: The ordinance is in effect and has been utilized in several areas of the County. For example, 2,394 units have been approved in planned developments in Salida.

IMPLEMENTATION D: The County will encourage urban infill in neighborhoods which have adequate sewer and water capabilities in order to maximize use of vacant land and land contiguous to current development. This shall reduce the cost of urban facilities and create a compact city form.

Responsible Agency: Stanislaus County Planning Department.

Time Frame: Ongoing.

Status: The County's Redevelopment Agency plans to improve public facilities in existing communities and neighborhoods so that urban infill can occur. In addition, the overall policies of the General Plan encourage infill.

OBJECTIVE 2: The County will identify inhibiting factors to residential development and develop strategies to alleviate them.

IMPLEMENTATION A: The County will continue to undertake in depth community studies which review development in selected unincorporated areas. Communities are selected if they show a demonstrated need by the following factors: lack of sewer and water capabilities, school impaction, lack of available land for development, etc.

Responsible Agency: Stanislaus County Planning Department.

Time Frame: Ongoing.

Status: As part of its inventory of sites available for residential development, the County analyzed the infrastructure needs of 14 unincorporated communities. The results of that analysis are documented in the report entitled Residential Development Potential in Unincorporated Stanislaus County (Appendix F of the 1992 Housing Element). The needs analysis for this project was limited to sewer and water services and facilities and did not extend beyond infrastructure needs.

IMPLEMENTATION B: The County will continue to apply for community development block grant funds on a yearly basis with the primary objective to improve sewer and water capabilities to communities which lack these basic urban services.

Once adequate infrastructure is available to such communities, the major inhibiting factor to residential development is removed. Land use designation for residential development may proceed.

Responsible Agency: Stanislaus County Planning Department.

Time Frame: Application for CDBG funds annually.

Status: Since 1986, Stanislaus County has submitted six applications for CDBG funds:

1986	New water well for Riverdale Park Tract
1987	Keyes sewer trunk installation
1987	Monterey Park Tract water distribution system
1989	Salida Community needs assessment
1990	County-wide housing condition services
1991	Keyes Community housing rehabilitation

All applications have been funded except the 1990 application for Keyes housing rehabilitation, which was successfully resubmitted in 1991.

Due to staff limitations and other priorities, including preparation of an economic strategic plan and an agricultural element of the general plan, the County did not apply for CDBG funds in 1988.

IMPLEMENTATION C: The County will continue in the preparation of a land use plan for all zoned areas in the unincorporated areas of the County. This plan will involve a complete analysis of land sufficient for residential needs, agricultural usage and other appropriate development to balance the County's various needs.

Responsible Agency: Stanislaus County Planning Department.

Time Frame: Completed, 1985.

Status: The Planning Department updated its Land Use Element and other General Plan Elements in 1994.

4. Removal of Governmental Constraints

GOAL: IT IS THE GOAL OF STANISLAUS COUNTY TO MITIGATE GOVERNMENTAL CONSTRAINTS IN ORDER TO REDUCE HOUSING COSTS AND PROMOTE FAIR AND EFFICIENT GOVERNMENTAL POLICY.

OBJECTIVE 1: Eliminate excessive land use controls which inhibit developers to provide appropriate housing needs for all economic segments of the community.

IMPLEMENTATION A: Encourage greater use of planned developments in lieu of residential zoning to introduce higher densities and creative design concepts, thus offering the developer greater liberties in land use.

Responsible Agency: Stanislaus County Planning Department.

Time Frame: Ongoing.

Status: The ordinance is in effect and has been used in several areas of the County. The most successful application has occurred in Salida where 2,394 units have been approved under the P-D process.

IMPLEMENTATION B: The County will require new housing to locate in areas already provided with public facilities and services before expanding into areas that are not served. The County's General Plan and Zoning Ordinance direct new development to take place in unincorporated communities where urban levels of public service already exist. Infrastructure and zoning have been established in those communities that allow for a variety of housing types: single-family detached, patio houses, townhouses, condominiums, duplexes and apartments.

Responsible Agency: Stanislaus County Planning Department.

Time Frame: Ongoing.

Status: Stanislaus County has been successful in implementation of this program. The community of Salida was the focus (1987-90) of heavy public facilities improvements by means of the Mello-Roos financing program. The Planned Development process was also used successfully in providing a variety of housing types in Salida. Housing approvals have been encouraged and supported adjacent to Turlock, Ceres and Modesto. These areas provide public service opportunities not provided in other unincorporated areas.

OBJECTIVE 2: The County will eliminate constraining building and site improvement codes and standards which unnecessarily increase housing costs and limit affordable housing costs for the low- and moderate-income residents.

IMPLEMENTATION A: The County Planning and Building Inspection Departments will review and amend their ordinances to reflect changes in state mandated laws and emerging federal, state and local trends. The Building Inspection Department will also regularly amend their building codes to conform to proper state and federal guidelines. A major purpose of these continuous reviews is to modify particular standards which are passed on in the form of increased costs for the prospective homeowner.

Responsible Agency: Stanislaus County Planning Department and Building Inspection, Division of Public Works.

Time Frame: Ongoing.

Status: The County has adopted the most recent Uniform Building Codes, Electrical Codes and Plumbing Codes.

IMPLEMENTATION B: The Board of Supervisors, Planning Commission, and Planning staff, shall waive various development standards and street requirements on a project-by-project review. In appropriate cases, liens will be granted to a developer in place of actually installing street improvements at the time the project is approved. Improvements are thus deferred, making many projects feasible due to a reduction in initial expenses. Criteria used in waiving standards include, but are not limited to: location, density, market, design concepts, and information presented for review. Rezoning sites for planned development will also continue to be a primary means for allowing innovative subdivision designs and thus modifying street building and site standards.

Responsible Agency: Stanislaus County Planning Department.

Time Frame: Ongoing.

Status: The primary success of this program has been in Salida. The P-D program was used for 2,394 units.

OBJECTIVE 3: County will strive to eliminate unnecessary delays and restrictions in processing and permit procedures for applications and projects submitted.

IMPLEMENTATION A: The following implemented strategies below shall ensure the continuance of expeditious governmental review of residential development applications and proposals:

1. Elimination of certain steps in reviews and hearings a prospective applicant is now required to go through; i.e., by the adoption of concurrent processing of general plan and rezoning requests. This eliminates the redundancy of sequential General Plan amendments and zone change hearings.

2. Processing and hearing of applications within 45 days, once a completed application has been submitted to the County for review.

3. The County's General Plan has been constructed in such a manner that projects which are generally consistent and comply with General Plan, Zoning and Subdivision Ordinances, normally would be granted a negative declaration.

4. The County uses "focused" environmental impact reports on various projects to further processing time. Rather than preparing an all encompassing EIR, only the major issues regarding a proposal are addressed which reduces preparation and review time.

5. Subdivision tentative maps approved by the Planning Commission do not always require Board of Supervisors' approval. This can save four to six weeks in processing time.

6. The County has adopted a procedure to expedite minor variations in the Zoning Ordinance. It is known as a Staff Approval Application (SAA) and is used where some administrative review is required, but the procedures for a use permit are not necessary. There is a reduced fee for the application and the processing time is usually less than one week.

Responsible Agency: Stanislaus County Planning Department.

Time Frame: Ongoing.

Status: See Implementation 4-3.B

IMPLEMENTATION B: The County shall implement the following strategies to improve efficiency and reduce delays in processing and permit procedures:

1. The County shall improve the efficiency of processing by devising a "one-stop shop review." With such a method in operation, applicants need only submit their proposal in one central location to channel through the review process rather than submitting it at each and every site.

Responsible Agency: Stanislaus County Planning Department.

Time Frame: To be operational by 1985.

Status: The County strives to minimize permit processing times and procedures through the use of strategies outlined in these implementation measures, including the use of staff approvals whenever appropriate, as well as, concurrent processing of General Plan amendments and rezoning applications. The County also operates a "one-stop shop," with the Planning Department working in tandem with the Building Division to review applications and issue permits.

Close coordination between County Departments usually results in reasonably quick and efficient processing of applications within the time frames established by state law. Processing times currently run about two months for a single-family dwelling, four months for a standard subdivision, and five months for a rezone. Processing times can be much longer if an environmental impact report (EIR) is required.

County efforts to streamline its processing procedures go beyond these implementation measures to include the establishment of a Red Tape Task Force in March 1993. The task force currently is studying permit processing and formulating recommendations on ways to further reduce processing times and streamline the local permitting process. In addition, the Red Tape Task Force is identifying impediments established by state law and will be making recommendations based on their findings to change state law. (See Program 5.13 of the 1992 Housing Element.)

OBJECTIVE 4: The County shall remove, where necessary, excessive fee and exaction costs which constitute a constraint on development and/or improvement of housing.

IMPLEMENTATION A: The Planning Department will annually review the level of fees charged such that they are consistent with the cost of providing planning services and needed public improvements and shall not be a significant factor of rising housing costs or developmental constraints.

Responsible Agency: Stanislaus County Planning Department.

Time Frame: Review conducted annually.

Status: The Planning Department has prepared yearly reports on the proposed application fees to the Board of Supervisors. A conscious effort has been made to keep the application fees as low as possible.

5. Conservation and Rehabilitation of Affordable Housing

GOAL: IT IS THE GOAL OF STANISLAUS COUNTY TO PROVIDE SAFE AND DECENT HOUSING THROUGH EFFORTS TO PRESERVE AND REHABILITATE RENTAL AND OWNER TYPE HOUSING STOCK FOR ALL ECONOMIC LEVEL HOUSEHOLDS IN THE COMMUNITY.

OBJECTIVE 1: To facilitate the continued funding and assistance of local County organizations and state authorities which administer programs to particularly assist the low- and moderate-income families in housing rehabilitation.

IMPLEMENTATION A: The County will continue to work closely with Self-Help Enterprises (SHE); an organization which assists in the purchase, rehabilitation, weatherization of homes for low- and moderate-income families. The County shall continue to assist SHE in its accomplishments for the low- and moderate-income families through supplying needed information, hearing notification, staff assistance, and will aid the agencies and developers in meeting local zoning and building code requirements.

Responsible Agency: Stanislaus County Planning Department.

Time Frame: Ongoing.

Status: The Stanislaus County Planning Department continues to provide information to interested parties and continues to act as a referral agency for FMHA, SHE and SCHA.

IMPLEMENTATION B: The County will continue to assist the Farmers's Home Administration to secure Section 502 and 504 grants and loans concerning housing rehabilitation. Eligible applicants who inquire about these programs will be informed of the local agency who administers them.

Responsible Agency: Stanislaus County Planning Department.

Time Frame: Ongoing.

Status: To date, no requests have been made to the County relating to these programs.

IMPLEMENTATION C: The County will continue to inform interested citizens of the services offered by the Stanislaus County Department of Human Services, Welfare Division. The Welfare Department administers the SSI/SSP program which offers home repair grants for eligible applicants.

Responsible Agency: Stanislaus County Planning Department.

Time Frame: Ongoing.

Status: The Stanislaus County Planning Department will continue to act as a referral agency to the Department of Human Services, Welfare Department.

IMPLEMENTATION D: The County will participate with appropriate state authorities in attaining financial assistance through Section 312, 221 (d)(2), and 203 (K), HUD programs. The purpose of these programs is to aid low-income families in upgrading their housing units to code standards.

Responsible Agency: Stanislaus County Planning Department and State HCD.

Time Frame: Ongoing.

Status: The County Planning Department will continue to participate in attaining financial assistance for upgrading low-income family housing units.

IMPLEMENTATION E: The Stanislaus County Planning Department will continue to support the Stanislaus County Housing Authority which administers HUD, Section 8, Moderate Rehabilitation Program. This program provides for improvements in existing housing units, as well as, rental assistance payments for low-income families.

Responsible Agency: Stanislaus County Planning Department and Stanislaus County Housing Authority.

Time Frame: Ongoing.

Status: The Stanislaus County Planning Department continues its support of the Stanislaus Housing Authority programs for assistance.

IMPLEMENTATION F: The County will continue to apply for community development block grants to fund needed infrastructure improvements in areas where standards for health and safety are lacking. Funds to upgrade sewer and water facilities will preserve the existing stock and may allow for continued growth in neighborhoods served.

Responsible Agency: Stanislaus County Planning Department.

Time Frame: Ongoing.

Status: Stanislaus County has been successful in receiving several CDBG grants for infrastructure. In 1986, the County received a grant for a new water well for the Riverdale Park Tract. In 1987, the Keyes sewer truck installation and Monterey Park Tract water distribution system were funded by CDBG grants.

OBJECTIVE 2: To enforce minimum health and safety standards for the maintenance of the existing housing stock.

IMPLEMENTATION A: The Building Inspection Department, Division of Public Works, shall enforce Housing Code, Chapter 16.16, which provides for minimum health and safety standards in housing or other buildings designed for human inhabitation. The Building Inspection Department shall also enforce Chapter 16.24 of the Dangerous Building Code which provides a method for the determination of a dangerous building and requires their removal, repair, or demolition. The Environmental Health Department enforces these codes by conducting inspections of dwellings which have been reported to be in substandard condition. The codes mandate that health and safety deficiencies be corrected in accordance with construction standards for the building's tenure.

Responsible Agency: Stanislaus County Building Inspection Department, Division of Public Works; Department of Environmental Health.

Time Frame: Ongoing.

Status: The enforcement of the County's adopted codes are implemented when necessary to protect health and safety standards. Several housing units have been vacated due to unsafe and health violations.

IMPLEMENTATION B: The Stanislaus County Department of Environmental Health shall enforce state health and safety standards in labor camps that provide shelter for migrant and seasonal farm workers. Such minimum standards include adequate and safe water, plumbing and electrical systems, clean and adequate cooking facilities, etc. These standards are enforced by inspections and issuance of annual occupancy permits.

Responsible Agency: The Stanislaus County Department of Environmental Health.

Time Frame: Ongoing.

Status: The County conducts annual inspections to insure minimum standards are met.

OBJECTIVE 3: To create and implement a housing rehabilitation program.

IMPLEMENTATION A: The Stanislaus County shall apply for community development block grants for the purpose of rehabilitating existing housing in areas where infrastructure improvements have been made. Areas targeted for rehabilitation are those located on city fringes of Modesto and Salida. The County plans to conduct extensive rehabilitation of approximately 20 homes per year.

Responsible Agency: Stanislaus County Planning Department.

Time Frame: Negotiations to continue with various local housing agencies, 1985; implementation of programs, 1986.

Status: Two infrastructure grants were received in 1986 and 1987 from HCD. However, the County was not successful in its efforts for a housing rehabilitation grant until 1991. The Keyes sewer truck installation (CDBG grant in 1987) has now been leveraged with the 1991 CDBG Keyes Housing Rehabilitation Program.

6. Energy Conservation in Housing

GOAL: IT IS THE GOAL OF STANISLAUS COUNTY TO REDUCE RESIDENTIAL HOUSING ENERGY USE IN ORDER TO HELP DECREASE HOUSING COSTS AND CONSERVE THE RESOURCES.

OBJECTIVE 1: To promote effective design and construction of energy efficient homes.

IMPLEMENTATION A: Enforcement of the California Administrative Code, Title 24 (State Building Code).

Responsible Agency: Stanislaus County Building Inspection Department.

Time Frame: Ongoing.

Status: As a matter of routine, the Stanislaus County Building Division requires all construction to meet the Title 24 State Building Code.

IMPLEMENTATION B: Enforcement of the Stanislaus County Subdivision Ordinance, Section 20.52.250, requiring future passive or natural heating or cooling. The design of a subdivision shall use this ordinance to the extent feasible.

Responsible Agency: Stanislaus County Planning Department.

Time Frame: Ongoing.

Status: The Stanislaus County Planning Department enforces the subdivision map act provision of passive or natural heating and cooling to the extent feasible.

OBJECTIVE 2: To promote the use of energy conservation apparatus in homes and in agricultural zones, and passive cooling techniques.

IMPLEMENTATION A: Enforcement of the Stanislaus County Agricultural Ordinance, Sections 21.20.020D, 21.24.020E, and 21.24.050A, which allow for windmills in areas zoned for agricultural uses.

Responsible Agency: Stanislaus County Planning Department.

Time Frame: Ongoing.

Status: The ordinance remains in effect.

IMPLEMENTATION B: Enforcement of street measure specifications which allow for the planting of street trees. This may be regarded as a passive cooling device.

Responsible Agency: Stanislaus County Public Works Department.

Time Frame: Ongoing.

Status: The ordinance remains in effect.

IMPLEMENTATION C: Research is being conducted to consider the feasibility of amending the Zoning Ordinance to allow for the development of wind farms in Stanislaus County.

Responsible Agency: Stanislaus County Planning Department.

Time Frame: To be completed, 1984.

Status: The development of a wind farm ordinance was not completed due to lack of inquires and scheduling of staff time.

IMPLEMENTATION D: The County shall amend Chapter 21.08 of the Zoning Ordinance which may allow solar apparatus, regarded as a "mechanical appurtenance", provided that the "sunspace" of surrounding neighbors will not be interfered.

Responsible Agency: Stanislaus County Planning Department.

Time Frame: To be amended, 1984.

Status: Due to lack of inquires and lack of staff time, this has not been pursued.

OBJECTIVE 3: Stanislaus County shall set an example in the community to promote resource conservation.

IMPLEMENTATION A: The County will conduct regular energy audits of the County Government buildings and make necessary retrofitting improvements. The sum of $28,000 was allocated for 1983. Stanislaus County will utilize energy conservation methods in the design of new County facilities.

Responsible Agency: Stanislaus County Planning Department.

Time Frame: Ongoing.

Status: The County conducts regular energy audits to maximize energy savings.

OBJECTIVE 4: To devise new and amended zoning ordinances to encourage energy conservation in homes.

IMPLEMENTATION A: The County shall add Section 21.40.110 to the residential planned development of the Zoning Ordinance to require future passive or natural heating or cooling opportunities to the extent feasible.

Responsible Agency: Stanislaus County Planning Department.

Time Frame: To be passed by the Board of Supervisors, 1984.

Status: The proposed amendment has not been developed due to scheduling of staff time. However, the County staff enforces the Subdivision Map Act provision which requires the consideration for the future use of passive or natural heating or cooling opportunities.

OBJECTIVE 5: Stanislaus County shall assume a new role as educator and promoter of energy conservation in housing.

IMPLEMENTATION A: The Planning Department and Building Inspection, Division of Public Works, shall make available information in the form of pamphlets, handouts, and booklets, provided by the Modesto Junior College Sunrise Energy Center and the California Energy Commission, for interested citizens and builders. They shall also refer citizens to the appropriate utility companies, MID and PG&E, for additional information.

Responsible Agency: Stanislaus County Planning and Building Inspection, Division of Public Works, Departments.

Time Frame: To be implemented immediately.

Status: The program has been discontinued at the Modesto Junior College Sunrise Energy Center. However, PG&E, TID, and MID are aggressive in the education of energy conservation in housing.

IMPLEMENTATION B: The Planning Department shall take part in negotiations with the Modesto Irrigation District concerning their building programs. The County will play a major role in developing new and amended building and zoning ordinances requiring high energy efficiency standards for homes.

Responsible Agency: Stanislaus County Planning and Building Inspection, Division of Public Works, Departments.

Time Frame: Negotiations, 1985, 1986.

Status: The ordinance amendments were not pursued due to other priorities of planning and building staff.

7. Promotion of Equal Opportunity in Housing.

GOAL: TO ASSURE THAT ALL HOUSING OPPORTUNITIES IN THE COUNTY MAXIMIZE CHOICE, AVOID ECONOMIC SEGREGATION, AND PREVENT DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, AGE, OR NATIONAL ORIGIN.

IMPLEMENTATION A: Stanislaus County shall create and implement a Fair Housing Ordinance. The purpose of such an ordinance is to prohibit discrimination in the sale, lease, and rental of housing accommodation based on race, color, religion, sex, age, or national origin. Staff members from various County Departments will assist the Planning Department in the administration of this ordinance.

Responsible Agency: Stanislaus County Planning Department.

Time Frame: 1985 completion date.

Status: The County has not created a Fair Housing Ordinance due to staff limitations. The County staff has provided appropriate signs and posters which refer people to the appropriate state agencies.

IMPLEMENTATION B: The enforcement of Title VIII of the 1968 Civil Rights Act, otherwise known as the Federal Housing Law, the State Fair Housing Act (Government Code, Section 12955) which prohibits discrimination in housing on the basis of race, color, religion, marital status, and ancestry, and the Unruh Act (Civil Code, Section 50) which prohibits arbitrary discrimination based on age in public accommodations.

Responsible Agency: Stanislaus County.

Time Frame: Ongoing.

Status: Enforcement of Title VIII is ongoing.

OBJECTIVE 2: To make individuals and local agencies aware of equal housing laws and the process of recourse.

IMPLEMENTATION A: To have information available for County employees, local real estate organizations, local media, or any other interested party, regarding the state, federal, and local laws and ordinances pertaining to equal opportunity in housing.

Responsible Agency: Stanislaus County Planning Department.

Time Frame: Ongoing.

Status: Handouts are available and signs are posted within the County's public buildings.

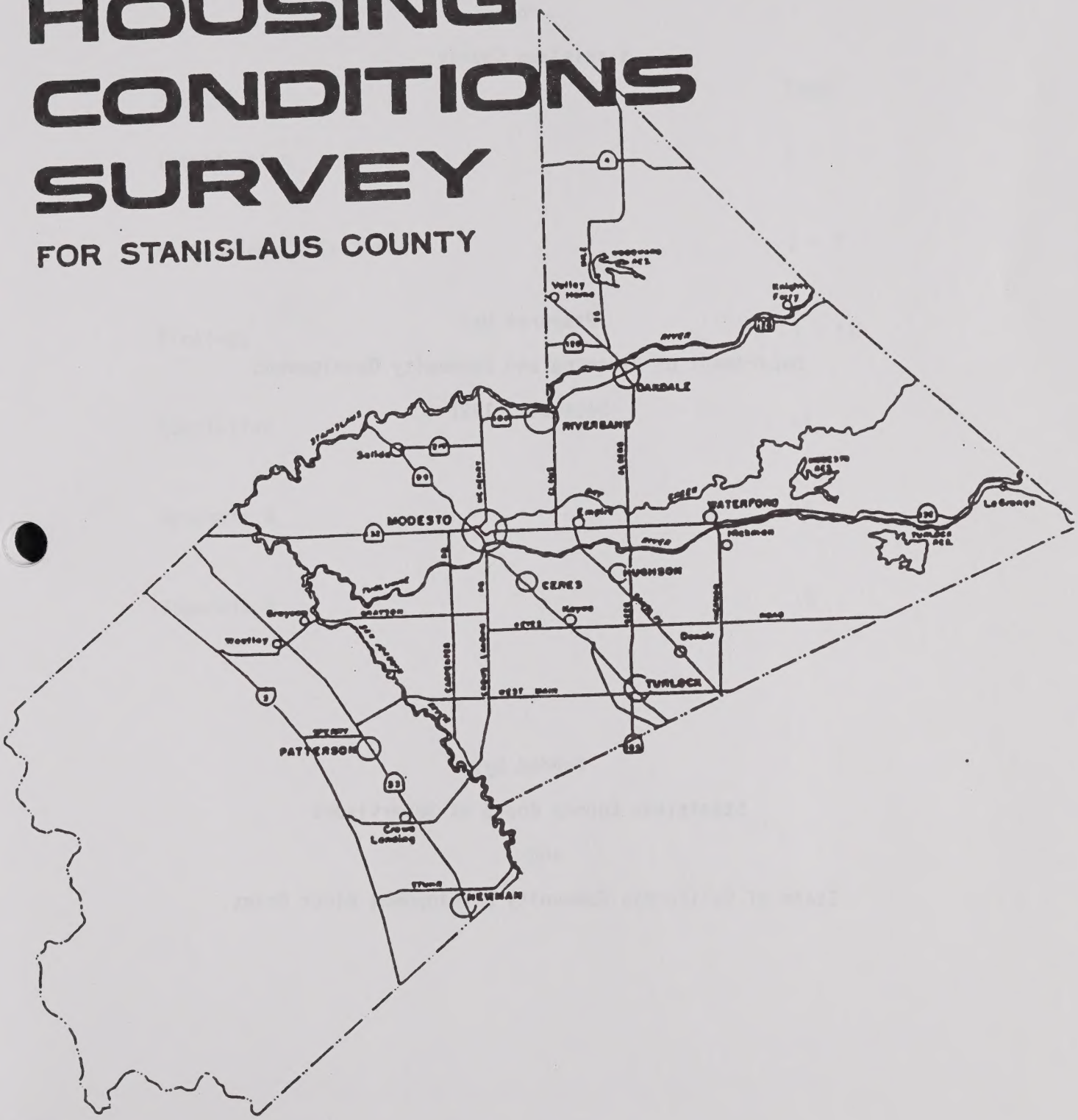
APPENDIX D

STANISLAUS COUNTY, CALIFORNIA

Housing Conditions Survey

HOUSING CONDITIONS SURVEY

FOR STANISLAUS COUNTY



Housing Conditions Survey

for

Stanislaus County

Prepared by:

Department of Planning and Community Development

December, 1991

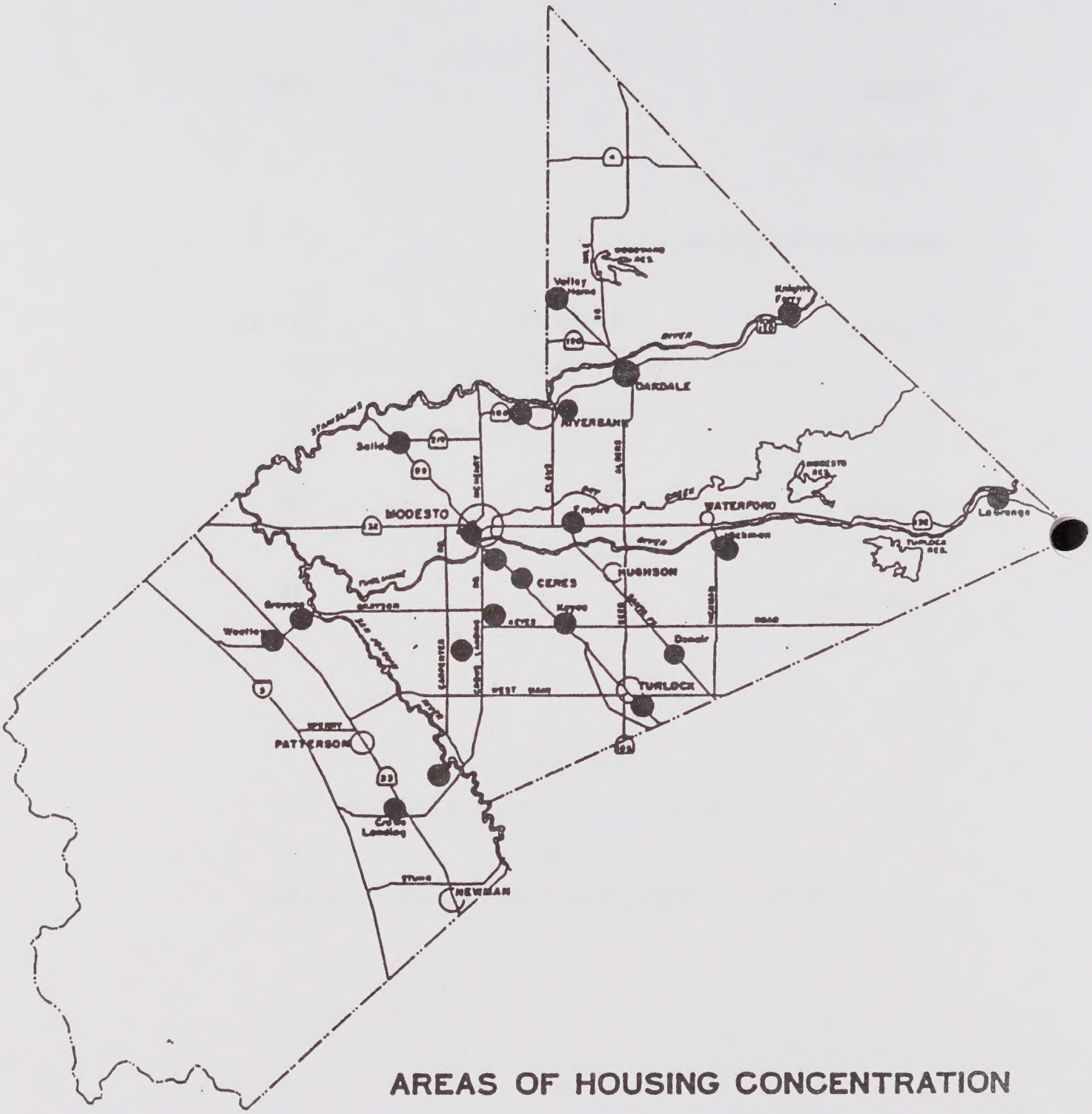
Funded by:

Stanislaus County Board of Supervisors

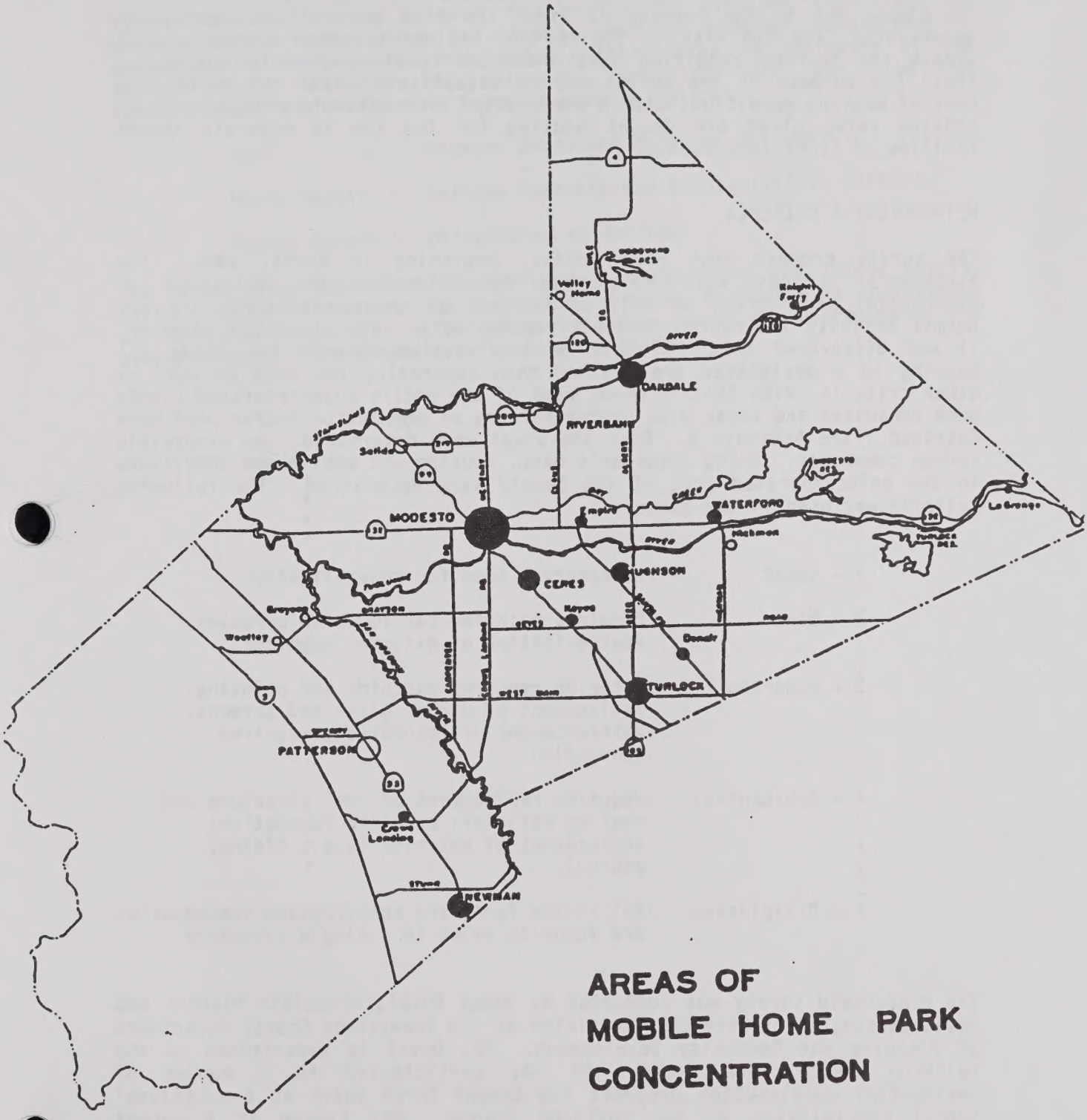
and

State of California Community Development Block Grant

CONTENTS



AREAS OF HOUSING CONCENTRATION



AREAS OF MOBILE HOME PARK CONCENTRATION

INTRODUCTION

The condition of the housing stock in Stanislaus County was last visually surveyed in 1975 and statistically evaluated during the 1980 Census. Therefore, due to the passage of time, the rise and fall of employment opportunity, and the rise in the cost of living it seemed appropriate to update the housing condition data that the County currently possesses. Thus, the purpose of the survey was to establish a clear and valid data base of housing conditions within the County. The ultimate objective is to provide safe, clean and decent housing for the low to moderate income families of Stanislaus County.

METHODOLOGY & CRITERIA

The survey process took nine months, beginning in April, 1991. The assessor's records were researched to determine the existence of residential structures, as well as the age of those structures and any permit activity indicating possible remodeling or rehabilitation. However, it was discovered that it would be the most profitable to survey all housing in a designated area rather than separating the area by ages or other criteria. With that in mind, maps of the entire unincorporated County were consulted and areas with concentrations of population and/or need were assessed. *See Appendix B. Once the areas were determined, the windshield survey commenced. Using assessor's maps, housing and mobilehome conditions in the unincorporated area of the County were documented. The following criteria was used in the survey:

1 - Sound	:no apparent need for rehabilitation.
2 - Minor	:requires painting for touch-up purposes; weatherization of exterior openings.
3 - Moderate	:exterior requires patching and painting; replacement of window glass and screens; reinforcement of foundation; requires re-roofing.
4 - Substantial	:requires replacement of roof structure and roofing material; complete foundation; replacement of exterior (e.g., siding, stucco).
5 - Dilapidated	:all of the foregoing construction inadequacies are found to exist in a single structure.

The windshield survey was conducted by James Duval, Associate Planner and Julie Larson, Staff Services Technician of the Stanislaus County Department of Planning and Community Development. Mr. Duval is experienced in the building construction field. He has participated in a number of residential construction projects and taught three years at a vocational school specializing in the Building Trades. Ms. Larson is a recent

graduate of California State University, Fresno, where she earned a Bachelor of Science Degree in Business Administration with an option in Urban Land Economics and Real Estate.

This windshield survey allowed for evaluating exterior conditions of housing units. In order to assess interior housing conditions, a questionnaire was prepared and randomly distributed to residents of the survey areas. Criteria for assessing conditions and the need for rehabilitation of the housing interior were as follows:

Good - Between Sound and Minor as defined.

Needs Repair - Between Moderate and Substantial as defined.

Beyond Repair - Dilapidated as defined.

The survey also requested information on demographics and income levels. Various other information was requested in order to determine indications of existing need for affordable housing, such as overpayment and overcrowding. *See Appendix A for questionnaire.

FINDINGS

According to 1990 Census data, there are 32,652 housing units in the unincorporated area of Stanislaus County. A total of 11,832 housing units were field surveyed. The conditions of the remaining units were assessed from the total aggregation of those field-surveyed. Table 1 illustrates units by area and rating.

Table 1
Housing Unit Survey

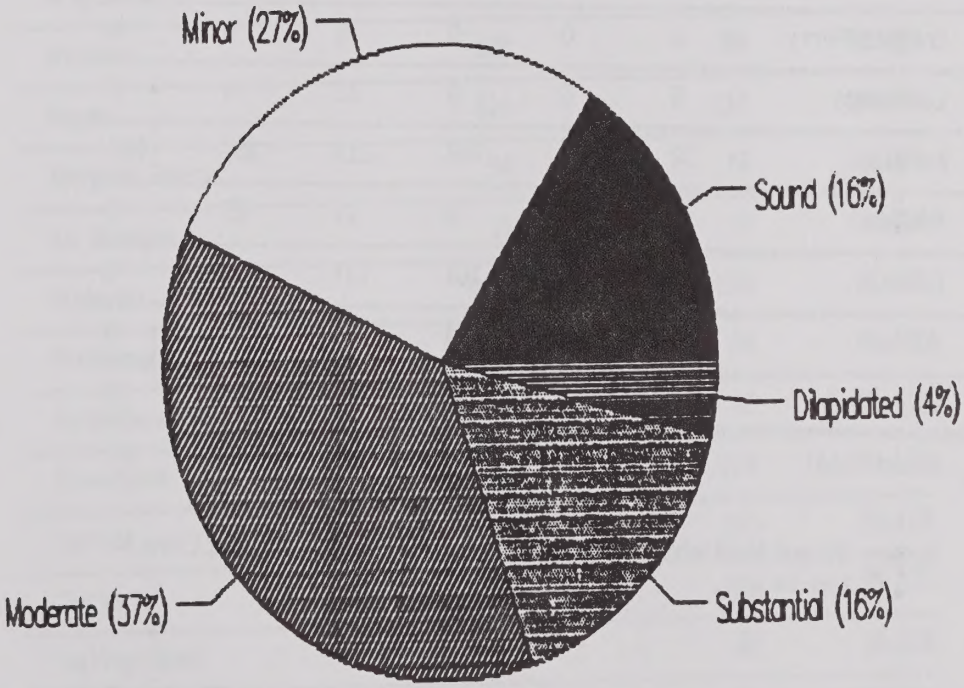
Area	1	2	3	4	5
Ceres	29	254	202	30	6
Cowan Tract	6	26	42	18	1
Crows Landing	6	26	46	20	5
Del Rio	296	38	7	0	0
Denair	297	299	114	20	2
Empire	29	323	360	127	5
Grayson	98	52	47	31	13
Hickman	11	44	47	17	3
Keyes	173	211	164	50	16
Knights Ferry	15	25	13	1	0
La Grange	0	1	6	4	0
Modesto	123	765	2875	1280	253
Monterey Park Tract	0	0	3	35	16
Oakdale	352	75	73	17	0
Riverbank	105	190	217	37	2
Salida	530	458	193	117	40
Turlock	24	58	151	108	4
Valley Home	0	6	13	8	1
Westley	0	3	10	8	6
TOTAL (survey)	2094	2854	4583	1928	373
Balance*	3456	5479	7855	3320	710
Grand Total	5550	8333	12438	5248	1083

*Balance includes total housing units (18,088) from census and mobilehome park units surveyed (2,732).

The following data can be derived from Table 1 and is illustrated on the graph below:

Surveyed units	11,832	Sound:	2,294 - (16 %)
		Minor:	3,992 - (27 %)
Mobilehome Park		Moderate:	5,384 - (37 %)
Units (see Table 2)	2,732	Substantial:	2,354 - (16 %)
		Dilapidated:	540 - (4 %)
	---		---
Total:	14,564	Total:	14,564 - 100%

Condition of Units



According to the Department of Finance Demographic Research Report of December 21, 1990, Stanislaus County has 81 mobile home parks within the unincorporated area of the County. Only 79 of these parks remain in existence. Table 2 illustrates the number of actual mobilehome spaces in use and records the conditions rating of the units occupying these spaces.

Table 2
Mobilehome Park Survey

Area	# of Parks	1	2	3	4	5
Ceres	9	103	152	105	42	1
Crows Landing	1	0	0	0	3	0
Denair	2	0	103	17	0	0
Empire	4	0	10	118	0	0
Hughson	2	0	0	18	0	4
Keyes	1	0	0	3	0	0
Knights Ferry	2	0	0	0	0	0
La Grange	5	0	0	12	4	0
Modesto	32	97	748	213	317	147
Newman	2	0	0	11	27	0
Oakdale	8	0	101	137	4	0
Turlock	7	0	24	115	14	0
Waterford	4	0	0	52	15	15
Grand Total	79	200	1138	801	426	167

Note: RV and Mobilehomes are considered the same if connections are in use.

A total of 2732 mobilehomes were surveyed within the 79 mobilehome parks; 200 (7.3%) were rated in sound condition. A total of 1138 units (41.6%) surveyed were in need of minor repair; 801 units (29.3%) were in need of moderate repair; 426 units (15.6%) were in need of substantial repair; and 167 units (6.1%) were dilapidated and beyond repair.

Table 3 indicates the percentage of housing units eligible for rehabilitation within each area. (Ratings 3 and 4 establish rehabilitation eligibility.)

Table 3
% Eligible for Rehabilitation

Area	Total Units	*Units Eligible	% Eligible
Ceres	521	232	44.53%
Cowan Tract	93	60	64.52%
Crows Landing	103	66	64.08%
Del Rio	341	7	2.05%
Denair	732	134	18.31%
Empire	844	487	57.70%
Grayson	241	78	32.37%
Hickman	122	64	52.46%
Keyes	614	214	34.85%
Knights Ferry	54	14	25.93%
La Grange	11	10	90.91%
Modesto	5296	4155	78.46%
Monterey Park Tract	54	38	70.37%
Oakdale	517	90	17.41%
Riverbank	551	254	46.10%
Salida	1338	310	23.17%
Turlock	345	259	75.07%
Valley Home	28	21	75.00%
Westley	27	18	66.67%
Mobilehome Park Units	2732	1227	44.91%
Grand Total	14564	7738	53.13%

*Units eligible include all units designated 3 and 4 in Table 1.

From the areas that were included in the windshield survey a random mailing of a questionnaire to inquire of interior conditions was made. See Appendix A for questionnaire. A total of 900 questionnaires were mailed and 341 were returned. Therefore, 37.9% of the sample population participated. Table 4 illustrates the participants of survey by ethnic group.

Table 4
Participants by
Ethnic Group

White	190
Hispanic	76
Asian	5
Black	4
(A)Indian	5
Other	2
Subtotal	282
No ethnic Group Given	23
Returned to Sender	24
No Useable Data	12
Subtotal	59
Grand Total	341

Table 5 illustrates the participants of the survey by income level.

Table 5
Participants by
Ethnic Group

$0-$15,000	109
$15,000-$25	73
$25,000-$31	44
$31,000-$37	21
$37,000-Up	29
Subtotal	305
No inc. giv	29
Returned to Sender	24
No Useable Data	12
Subtotal	65
Grand Total	341

Table 6 compares the survey sample population to the 1990 Census Data general population figures for the unincorporated area of the County. The survey produced results that were within an average difference of 0.85% of the 1990 Census figures.

Table 6
Census Data versus Survey Data

1990 Census Data for unincorporated area of County		% of total unicorporated population	Survey Data	% of survey population	Difference between Populations
White	66664	69.47%	190	67.38%	2.09%
Hispanic	25258	26.32%	76	26.95%	0.63%
Asian	2140	2.23%	5	1.77%	0.46%
Black	782	0.81%	4	1.42%	0.60%
(A)Indian	1013	1.06%	5	1.77%	0.72%
Other	108	0.11%	2	0.71%	0.60%
Total Pop.	95965	100.00%	282	100.00%	average difference 0.85%

Source: 1990 Census of Population and Housing Summary Tape Files

Table 7 indicates the results from the random mailing of the questionnaire.

Table 7
Total for Income Groups

Income Level	*Ethnic Group W	B	(A)I	A	H	O	NG	Conditions Good	Repair	Beyond	Age 0-25	25-45	45-up	**Over-Crowding	**Over-Payment	Housing Rehab.
0-15	69	2	2	1	28	2	3	55	55	0	10	53	31	11	28	56
15-25	46	1	0	4	16	0	4	41	30	0	19	29	21	4	28	40
25-31	22	0	0	1	15	0	4	24	20	0	12	20	9	11	13	24
31-37	13	0	1	0	4	0	3	9	10	0	1	13	6	1	2	8
37-up	19	0	0	1	4	1	1	18	7	1	12	8	4	5	4	6
No Inc G.	16	1	0	0	7	0	3	21	8	1	7	13	8	4	0	5
Total	185	4	3	7	74	3	18	168	130	2	61	136	79	36	75	139

*White = W, Black = B, American Indian = (A)I, Asian = A, Hispanic = H, Other = O, No Group = NG.

**Note: Overpayment is 25% or more of gross income spent on housing.
Overcrowding is more than 2 people per bedroom.

Table 8
Conditions

No. of Responses	300
Good	56.00%
Repair	43.33%
Beyond	0.67%
	100.00%

Table 8 converts data from Table 7 to percentages regarding interior conditions.

Table 9
Age

No. of Responses	276
0-25	22.10%
25-45	49.28%
45-up	28.62%
	100.00%

Table 9 converts data from Table 7 to percentages regarding age of the housing units.

Table 10
Housing Rehabilitation

No. of Responses	139
Income Groups	
$0-$15,000	40.29%
$15,000-$25,000	28.78%
$25,000-$31,000	17.27%
$31,000-$37,000	5.76%
$37,000-up	4.32%
No Income Given	3.60%
	100.00%

Table 10 converts data from Table 7 to percentages regarding interest in a housing rehabilitation program.

Table 11
OverCrowding

Calculations	36
Income Groups	
$0-$15,000	30.56%
$15,000-$25,000	11.11%
$25,000-$31,000	30.56%
$31,000-$37,000	2.78%
$37,000-up	13.89%
No Income Given	11.11%
	100.00%

Table 11 converts data from Table 7 to percentages regarding overcrowded conditions.

Table 12
OverPayment

Calculations	75
Income Groups	
$0-$15,000	37.33%
$15,000-$25,000	37.33%
$25,000-$31,000	17.33%
$31,000-$37,000	2.67%
$37,000-up	5.33%
No Income Given	0.00%
	100.00%

Table 12 converts data from Table 7 to percentages regarding overpayment situations.

Table 13 describes the specific income statistics from the questionnaire.

Table 13
Specific Income Statistics

H/H Size	Total H/H Surveyed	Total Persons	Very low Income	Low Income	Median Income	Moderate Income	Above Moderate
1	42	42	31	5	4	0	2
2	90	166	34	27	4	6	0
3	47	141	31	9	4	0	0
4	46	184	24	10	6	0	0
5	23	115	16	5	0	0	0
6	16	96	9	4	3	0	0
7	7	49	6	1	0	0	0
8	3	24	2	1	0	0	0
TOTALS	274	817	153	62	21	6	2

*Note: 31 respondents did not state income and/or family information.

Very Low Income	153	Total Low Income	245
Low Income	62		
Median Income	21	Divided by Total Surveyed	274
Moderate Income	6		
Above Moderate	2		---
			89%
Total Households Surveyed	274		
Less Over Income H/H	29	*89% of all Households are low income.	

Total Low Income H/H	245		

CONCLUSIONS

1. Of the 32,652 units in the County, 14,564 were field surveyed. This represents 44.6% of the housing units in the unincorporated area of the County, thus giving the figures derived statistical validity.

2. The windshield survey found that 2,294 units are sound; 3,992 need minor repair; 5,384 need moderate repair; 2,354 need substantial repair; and 540 are dilapidated. This illustrates that 53.13% of the units surveyed qualify for rehabilitation (moderate to substantial).

3. Of the 2,732 mobilehome units surveyed, 44.9% (moderate to substantial) qualify for rehabilitation.

4. The mail questionnaire produced a 37.9% response rate. The sample population that replied was statistically consistent with the 1990 census figures, with an average variation of 0.85%.

5. The random questionnaire illustrates that 43.33% of the respondents rated the interior of their housing unit as eligible for rehabilitation.

6. It was found that over-payment increased with decreased income.

   0-$15,000 = 37.33%
   $37,000-up = 5.33%

7. Those in the targeted income group (89%) responded positive to a housing rehabilitation program. As income level increases, the desire or perceived need for a rehabilitation program decreases.

8. Therefore, 89% of respondents are in an income group that meets housing rehabilitation program eligibility. From the windshield survey statistics, 53.13% qualify for rehabilitation. Lastly, 44% of respondents to the questionnaire are eligible for interior rehabilitation.

The intent of this survey was o measure the condition of the existing housing in Stanislaus County. As can be seen from the above statistics and as witnessed during the windshield survey, housing stock within Stanislaus County seriously needs attention. With this database, Stanislaus County will be able to confidently seek from appropriate sources the funds necessary to implement a housing rehabilitation program.

APPENDIX A--QUESTIONNAIRE

October 4, 1991

Dear Occupant:

The Stanislaus County Planning Department is currently conducting a housing conditions survey.

By gathering accurate data, we are better able to determine the need for housing rehabilitation and apply for housing rehabilitation funding.

You have been chosen at random to participate in the Stanislaus County Housing Conditions Survey. Enclosed you will find the survey. Please take some time and answer the survey questions, either in the English or the Spanish version.

Then drop the folded form into the mail, your postage is paid. Further, all information you provide will be strictly confidential.

Your assistance is greatly appreciated. If you have any questions, feel free to contact Julie Larson at 525-6330.

Thank you,

Julie Larson

Julie Larson

el 4 de octubre, 1991.

Estimado ocupante:

El departamento de planeación del Condado de Stanislaus está conducido un examen de condiciones de viviendas.

Si podemos acumular información verdadero, podemos determinar la necesidad por rehabilitación de viviendas y podemos pedir fondos por la rehabilitación.

Hemos escojido usted al azar para participar en el Examen de Condiciones de Viviendas del Condado de Stanislaus. Incluido en esta carta encuentra el examen. Por favor, gana tiempo y contesta las preguntas usando la versión de inglés o de español.

Después, envia el examen por correo. Usted no necesita franquear el examen. Además, toda la información que usted da a nosotros se quedará confidencial.

Valoramos mucho su asistencia. Si tiene algunas preguntas, por favor llame Julie Larson, 525-6330.

Gracias,

Julie Larson

Julie Larson

STANISLAUS COUNTY
HOUSING CONDITIONS SURVEY

RATE THE CONDITION OF YOUR RESIDENCE BY PLACING AN X UNDER THE BEST DESCRIPTION:

	GOOD	NEEDS REPAIR	BEYOND REPAIR
1. Bathroom			
2. Kitchen			
3. Furnace			
4. Water Heater			
5. Plumbing			
6. Inside Walls			
7. Ceilings			
8. Floors			
9. Interior Painting			
10. Electrical Wiring			
11. Insulation			
12. Windows			
13. Overall Condition			

PLEASE ANSWER THE FOLLOWING QUESTIONS:

1. How many people are living at your residence? _____
2. How many bedrooms does your residence have? _____
3. Approximately how old is your residence? _____
4. Do you rent your residence?_____or Do you own your residence? _____
5. How much is your monthly payment or rent? _____
6. Would you be interested in a housing rehabilitation program? _____

CIRCLE THE CORRECT RESPONSE:

1. Ethnic Group White Black American Indian Asian Hispanic Other

2. Yearly Income $0-$15000 $15000-$25000 $25000-$31000 $31000-$37000 $37000-UP

YOUR ANSWERS ARE STRICTLY CONFIDENTIAL!

CONDADO DE STANISLAUS
EXAMEN DE CONDICIONES DE VIVIENDAS

ESTIMA LA CONDICIÓN DE SU CASA POR MARCANDO UN X DEBAJO DE LA MEJOR DESCRIPCIÓN.

	BUENO	NECESITA REPARO	NO PUEDE REPARO
1. El baño			
2. La cocina			
3. El horno			
4. El calentador de agua			
5. La fontanería			
6. Las paredes interiores			
7. Los techos			
8. Los pisos			
9. La pintura interior			
10. Alahambres eléctricos			
11. Aislamiento			
12. Ventanas			
13. Sobre condición			

FAVOR DE CONTESTAR LAS SIGUIENTES PREGUNTAS:

1. ¿Cuantas personas están viviendo en su casa? _____
2. ¿Cuantas alcolbas tiene en su casa? _____
3. ¿Cuantos años tiene su casa aproximadamente? _____
4. ¿Arrenda su casa? _____ o ¿Pose su casa? _____
5. ¿Cuanto cuesta su renta o su pago? _____
6. ¿Estará interasado en participar en una programa de rehabilitación de viviendas?
   Si_____ No_____

CIRCUNDA LA RESPUESTA CORRECTA:

1. Grupo étnico Blanco Negro Indio Americano Asiatico Hispano Otro

2. Ingreso anual $0-$15000 $15000-$25000 $25000-$31000

   $31000-37000 $37,000 arriba

¡SUS RESPUESTAS SE QUEDARÁN CONFIDENCIAL!

APPENDIX B - Assessor's Maps used in windshield survey (Copy of maps available in Planning Department.)

Areas:

- Ceres
- Cowan Tract
- Crows Landing
- Del Rio
- Denair
- Empire
- Grayson
- Hickman
- Keyes
- Knights Ferry
- La Grange
- Modesto
- Monterey Park Tract
- Oakdale
- Riverbank
- Salida
- Turlock
- Valley Home
- Westley

APPENDIX E

STANISLAUS COUNTY, CALIFORNIA

Housing Needs Report

HOUSING NEEDS REPORT

STANISLAUS COUNTY AND ITS CITIES

VOLUME III

1990 - 1997

Stanislaus Area Association of Governments
1025 Fifteenth Street
Modesto, California 95354
209-558-7830

Adopted February 13, 1991
Resolution 91-3

POLICY BOARD

City of Ceres	Jeff McKay
City of Hughson	Jack Oakes
City of Modesto	Richard Lang
	Frank Muratore
	Balvino Irizarry
City of Newman	Janet Carlsen
City of Oakdale	Ken Pierson
City of Patterson	Wade Bingham, Jr.
City of Riverbank	Charles Neal
City of Turlock	Ron Hillberg
City of Waterford	Joe Rockwell
Stanislaus County	Nick Blom
	William Mattos
	Ray Simon
	Rolland Starn
	Pat Paul
Caltrans	James Borden

TECHNICAL COMMITTEE

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City of Hughson	Troy Presley
City of Modesto	Paul Baxter
City of Newman	Steve Hollister
City of Oakdale	Bruce Bannerman
City of Patterson	John Nachbar
City of Riverbank	Brian Cox
City of Turlock	Steven Kyte
City of Waterford	Les Crist
Stanislaus County	Bart Bartholomew
Caltrans	Dennis Azevedo

CITIZENS ADVISORY COMMITTEE

Ceres	Barbarie Boyette
Knights Ferry	Blaine Brassfield
Modesto	Robert Ford
Modesto	James Autrey
Modesto	Joan Recca
Modesto	Ron West
Modesto	Connie Harris
Modesto	Richard Ericsen
Modesto	Dorothy Bender
Oakdale	Joseph Fos, Jr.
Oakdale	Delia Martinez-Fainter
Patterson	Donald Keller
Turlock	John Hendrickson
Turlock	Robert Wetherbee
Turlock	L. E. Wheeler

STANISLAUS AREA ASSOCIATION OF GOVERNMENTS

RESOLUTION 91- 3

A RESOLUTION ADOPTING THE HOUSING NEEDS REPORT
STANISLAUS COUNTY AND ITS CITIES
VOLUME III, 1990 - 1997

WHEREAS, the Stanislaus Area Association of Governments is an Areawide Planning Organization, and

WHEREAS, Section 65584 of the California Government Code requires the Stanislaus Area Association of Governments to determine local and regional housing needs, and

WHEREAS, a Housing Needs Report, which includes a determination of local and regional housing needs, has been submitted to the Association, and

WHEREAS, the Housing Needs Report has been reviewed in a timely manner, and

WHEREAS, a public hearing has been duly advertised and held;

NOW, THEREFORE, BE IT RESOLVED, that the Stanislaus Area Association of Governments hereby adopts the Housing Needs Report, Stanislaus County and its Cities, Volume III, 1990-1997.

BE IT FURTHER RESOLVED, that the adopted Housing Needs Report is intended to satisfy all State requirements for determining local and regional housing needs, and that the Executive Director is authorized to prepare, file, and issue reports based on the adopted Housing Needs Report.

BE IT FURTHER RESOLVED, that it is recognized that local agencies may choose to utilize data from the 1990 Census, as it becomes available, for the preparation of their housing elements.

The foregoing Resolution was introduced at a regular meeting of the Stanislaus Area Association of Governments on the 13th day of February, 1991. A motion was made and seconded to adopt the foregoing Resolution. Motion carried and the Resolution adopted.

DATED: February 13, 1991

Ronald W. Hillberg, Chairman

ATTEST: Greg Steel, Secretary

HOUSING NEEDS REPORT

STANISLAUS COUNTY AND ITS CITIES

VOLUME III

1990 - 1997

STANISLAUS AREA ASSOCIATION OF GOVERNMENTS
1315 I Street
Modesto, CA 95354
(209) 525-7830

This report was prepared by the
Stanislaus Area Association of Governments
with financial assistance from the
State of California
Department of Housing and Community Development

HOUSING NEEDS REPORT
STANISLAUS COUNTY AND ITS CITIES
VOLUME III
1990 - 1997

TABLE OF CONTENTS

List of Tables

1. PURPOSE AND SUMMARY OF FINDINGS

Purpose

State law requires that the Stanislaus Area Association of Governments (SAAG) determine existing and projected regional housing needs. As a part of the process, SAAG is also required to determine city and county shares of the projected regional housing needs. The local shares of regional housing needs are to be considered in the preparation of housing elements of local general plans.

This report has been prepared according to a format and methodology required by the State Department of Housing and Community Development (HCD), and must be adopted no later than July 1, 1991.

Summary of Findings

General

The projected 1990-97 Basic Construction Needs identified in this report are approximately 33 percent higher than the needs projected by HCD and the Department of Finance (DOF).

There has been a general consensus that the DOF population projections for this area are too low, and do not adequately reflect true growth trends. As a result, SAAG prepared its own projections in November, 1989. These projections were accepted by the SAAG Board for use in SAAG's planning studies, including the Regional Expressway Study, Regional Transportation Plan, and transportation model. In September, 1990, the Board also accepted these projections for use in this Housing Needs Report.

SAAG's population projections are heavily driven by Bay Area growth trends. However, if the current housing/jobs imbalance in the Bay Area persists, the burden for housing the Bay Area work force will continue to fall heavily on the Central Valley communities. If, however, local governments in the Bay Area take steps to better balance jobs and housing, the burden on this area may be lessened.

Household Projections

It is estimated that by 1997 there will be a total of 157,207 households (occupied housing units) within the County. This represents a 23 percent increase from the 1990 estimate of 128,177 households.

These projections were based upon anticipated 1990-97 growth rates. It may be expected that in some instances, growth in the first portion of the 1990's may occur at a slower rate, due to changing dynamics. These dynamics include a projected economic slowdown, less available land for development, and older age cohorts.

Estimated Housing and Basic Construction Needs

These projected needs were determined using the State methodology.

In order to meet the 1997 regional housing needs, it is projected that 26,671 housing units must be added to the current stock. Moreover, the State methodology requires that Basic Replacement Needs must also be calculated. To address this need, another 2,244 units must be constructed, resulting in a total requirement of 28,915 units.

The State also requires that housing shares by income type be determined. However, since the latest available data for determining these shares is the 1980 Census, these proportions have been applied to the 1990-1997 needs. Since, in 1980, approximately 62 percent of the population had incomes below moderate income, it may be estimated that the same proportion of the 1990-1997 Basic Construction Needs will be for those with moderate or below moderate incomes. These proportions need to be taken into consideration in addressing future construction needs.

Approximately, 600 families are on the Stanislaus County Housing Authority's waiting list for farmworker housing. This represents a need for 600 farmworker housing units which fall within the "very low income" category.

2. OVERVIEW

Legal Requirement

Article 10.6 of the California Government Code, effective January 1, 1981 (AB 2853, Chapter 1143, Statutes of 1980), codified into law housing element requirements. Section 65584 of that Article requires SAAG and other councils of governments (COGs) in California to determine existing and projected regional, city, and county shares of projected housing needs, through preparation of a Regional Housing Needs Plan (RHNP). Appendix II details how this report has addressed the legal requirements.

After adoption of the RHNP, Section 65584 of the Government Code, provides a 90-day period for cities and counties to consider the initial determinations of local shares of the regional housing needs. Cities and counties may propose revisions to these shares. SAAG is required by subsection (c) of Section 65584 to accept each proposed revision or "...indicate, based on available data and accepted planning methodology, why the revision is inconsistent with the regional housing need." SAAG's acceptance or rejection of a local government's revision is to take place within 60 days after the time period for the proposed revisions. The local review process is more fully described in Section 3.

It is anticipated that local agencies may choose to utilize data from the 1990 Census, as it becomes available, for the preparation of their housing elements.

Sources and Methodology

The basic sources used for the preparation of the Housing Needs Report were SAAG's Stanislaus County Projections, Population, Housing and Employment, November, 1989 and the Department of Finance's (DOF) 1990 population estimate as accepted by the SAAG Board. Additional information and assistance provided for the preparation of this report was received from the California Department of Housing and Community Development, Stanislaus County Housing Authority and the California Employment Department, and local planning staffs. The analysis also considered information on local market trends and overall countywide housing needs and goals.

This report is the third in a series addressing the requirements of the Housing Needs Report. The first such report was prepared by staff of the Association of Bay Area Governments (ABAG) under a contract with SAAG. ABAG staff designed a methodology to estimate existing and projected housing needs, since no methodology was prescribed by law and no guidance on this was provided by the Department of Housing and Community Development at the time of the initial preparation. An extension of this methodology was used by SAAG staff in preparing Volume II in September, 1983. The methodology used in preparing Volume II has, in most cases, been used in developing Volume III. Volume III also benefits from guidance in preparation methodology through the Department of Housing and Community Development's manual, "Developing A Regional Housing Needs Plan", July, 1988.

Comparison with the Department of Housing and Community Development Projections

Table A-1 identifies the projected number of households for 1997, as derived from the combined use of DOF's 1990 estimates, SAAG's projections for the year 2000, and from local staffs. From this information, and through use of the State methodology, a 1990-97 Basic Construction Need of 28,915 was determined. This is approximately 33 percent higher than the HCD/DOF projections, since SAAG's projections for 2000 are higher than the DOF projections. The comparison is presented in Table A-2.

Section 65584 (c) of the California Government Code provides that, once the determination of regional housing needs is made by a council of governments, the Department of Housing and Community Development may revise the determination of regional housing needs to ensure consistency with its projections.

TABLE A-1

ESTIMATED YEARLY HOUSEHOLD INCREASE

STANISLAUS COUNTY AND CITIES

City	1/1/90 (1)	Annual Growth Rate(2)	1/1/91 (2)	1/1/92 (2)	1/1/93 (2)	1/1/94 (2)	1/1/95 (2)
Ceres	8,892	4.31%	9,276	9,676	10,093	10,529	10,983
Hughson	1,029	7.37%	1,105	1,186	1,274	1,368	1,469
Modesto	57,882	2.60%(3)	59,387	60,931	62,515	64,141	65,808
Newman	1,410	8.57%	1,531	1,662	1,804	1,959	2,127
Oakdale	4,305	2.79%	4,425	4,548	4,675	4,805	4,939
Patterson	2,606	4.05%	2,712	2,822	2,936	3,055	3,179
Riverbank	2,495	5.68%	2,637	2,786	2,945	3,112	3,288
Turlock	15,116	4.03%	15,726	16,360	17,020	17,706	18,420
Waterford	1,401	2.64%	1,438	1,476	1,515	1,555	1,596
Unincorp.	33,041	1.09%	33,400	33,763	34,130	34,501	34,876
TOTAL	128,177		131,637	135,210	138,907	142,731	146,685

City	1/1/96 (2)	1/1/97 (2)	7/1/97 (2)
Ceres	11,457	11,951	12,209
Hughson	1,577	1,693	1,756
Modesto	67,519	69,275	70,176
Newman	2,309	2,507	2,614
Oakdale	5,075	5,218	5,290
Patterson	3,308	3,442	3,512
Riverbank	3,475	3,672	3,777
Turlock	19,163	19,935	20,338
Waterford	1,638	1,681	1,703
Unincorp.	35,255	35,638	35,832
TOTAL	150,776	155,012	157,207

(1) Stanislaus County Population and Housing Estimates, January 1, 1990, Report E-5, CA. Department of Finance (DOF), May 1, 1990.

(2) Annual Growth Rate is established by applying a yearly percent increase which accounts for the overall difference of the 1990 base year and July 1, 2000.

(3) Modesto's projected annual growth rate through 7/1/97, Correspondence, City of Modesto Planning and Community Development Department, November 30, 1990.

TABLE A-2

COMPARISON OF HOUSING NEED DETERMINATION WITH

STATE ESTIMATE OF REGIONAL HOUSING NEED

JANUARY 1, 1990 TO JULY 1, 1997

	1990 Total Housing Units	1990 Occupied Housing Units	1997 Occupied Housing Units	1990-1997 Basic Construction Need
HCD/DOF Estimates(1)	136,159	128,177	147,900	21,350
SAAG Estimates(2)	136,159(1)	128,177(1)	157,207(3)	28,915(4)

(1) Determinations of Existing and Projected Housing Needs, California Department of Housing and Community Development, June 19, 1990.
(2) SAAG "Stanislaus County Projections", November, 1989.
(3) See Table A-1 for methodology.
(4) See Table D-2 for methodology.

3. LOCAL GOVERNMENT REVIEW PROCESS

Schedule for Review

Section 65584 of the Government Code and the California Department of Housing and Community Development (HCD) define the steps required in the preparation of the Regional Housing Needs Plan. On the local level, the process is as follows:

Step 1. HCD determines SAAG's share of statewide housing need, **June 19, 1990**.

Step 2. SAAG Board accepts SAAG's population projections, DOF 1990 baseline data, and available 1990 data as the sources for use in the report, **September 12, 1990**. Sources sent to HCD, **September 13, 1990**.

Step 3. Draft is distributed for local review and comment and HCD advice, **October 31, 1990**. A minimum of 30 days are required for this process.

Step 4. Public hearing and Board adoption of the Housing Needs Plan, **February 13, 1991** (tentative date).

Step 5. From **February 13, 1991 to March 13, 1991** (tentative dates), HCD may provide comments or requests for revisions to the SAAG Board.

Step 6. From **February 13, 1991 to May 13, 1991**, local jurisdictions may propose local revisions and petition SAAG for acceptance of those revisions.

Subsection (c) of Section 65584 of the Government Code provides that, within 90 days of the determinations made by this report, cities and counties may propose to revise the local shares of the regional housing needs using accepted planning methods and available data.

Step 7. Within **60 days** or by **July 13, 1991**, the SAAG Board must act upon the revision requests.

Subsection (c) of Section 65584, further provides that, within 60 days after the time period for any local government action to propose a revision to the locality's share of regional housing needs, SAAG may accept the proposed revision or indicate why the revision is inconsistent with the regional housing needs.

Criteria for Review Process

To guide local government review of the needs determinations, this section describes criteria by which SAAG may review and accept local government proposed revisions or, in accordance with law, indicate why such revisions are inconsistent with the regional housing needs.

Section 65584(a) does not provide criteria for accepting local government revisions. It only specifies that the revisions are to be based on available

data, accepted planning methodology, and be fully documented. Therefore, the Housing Needs Report was drafted to describe, in advance, the criteria under which SAAG may accept revisions to the local shares of the regional housing needs by jurisdictions.

HCD has determined that "accepted planning methodology" and other justifications for local revisions may include any of the following:

- the revision uses alternate data that is generally available and reasonably verifiable.
- the revision addresses the six planning factors listed in Section 65584(a), as SAAG was required to address them in its original determination of local shares.(See Appendix I, page 19)
- the revision corrects factual errors, or provides more recent or more authoritative data (such as local removal data in lieu of the SAAG estimate).

HCD feels that locally adopted governmental constraints to housing development, or policies to restrict housing growth for reasons which are inconsistent with statutory intent, are not valid reasons to accept a locality's reduction in its share of regional housing needs. HCD's position is that this interpretation is explicit in Government Code Section 65584(d) in the case of numerical growth controls:

> "(1) Except as provided in paragraph (2), any ordinance, policy, or standard of a city, county, or city and county which directly limits by number, the building permits which may be issued for residential construction, or which limits for a set period of time the number of buildable lots which may be developed for residential purposes, shall not be a justification for a determination or a reduction in a local government's share of the regional housing need."
>
> "(2) Paragraph (1) does not apply to any city, county, or city and county which imposes a moratorium on residential construction for a set period of time in order to preserve and protect the public health and safety. If a moratorium is in effect, the city, county, or city and county shall, prior to a revision pursuant to subdivision (c), adopt findings which specifically describe the impacted public facilities and the reasons why construction of the number of units specified as its share of the regional housing need would prevent the mitigation of that impact."

A local revision which has not been approved by SAAG may not be used in a locality's housing element.

When a housing element contains a revised local share of the regional housing needs, either approved or disapproved by SAAG, Section 65584(c) requires that:

> "The housing element shall contain an analysis of the factors and circumstances, with all supporting data, justifying the revision. All materials and data used to justify any revision shall be made available upon request by an interested party within seven days upon payment of reasonable costs of reproduction unless the costs are waived due to economic hardship."

4. LOCAL HOUSING NEEDS DETERMINATIONS

This chapter contains the determinations required of SAAG by provisions of State law as defined by HCD. As noted previously, SAAG is required to determine the existing and projected regional housing needs and each city and county share of such needs. The tables in this section contain such determinations, along with tables relating to the factors required to be considered in making such determinations. Section 3 describes the local review process. The introductory paragraphs preceding the tables indicate how such numerical information should be interpreted by local governments during the review process.

The data and methods used in producing the estimates in this section are described in Appendix II.

Existing Housing Needs

For purposes of this report, "existing housing needs" are defined as the housing needs for the incorporated cities and the unincorporated portion of Stanislaus County in 1990. The estimates produced in Table C-1 serve basically as an "audit" of where the County was as of January 1, 1990, with respect to housing. This table was prepared from a combination of sources including SAAG's, Stanislaus County Projections, Population, Housing and Employment, November, 1989, and the Department of Finance's, Stanislaus County Population and Housing Estimates, January 1, 1990 Report E-5.

Table C-1 establishes the base "occupied housing units" and "total housing units" for January 1, 1990. The methodology for calculating the existing needs is also established through the utilization of occupancy rates of "owner households" and "renter households". The existing need for 1990 (1/1/90 Total Units Needed) is established by utilizing a "vacant-not-for-sale-or-rent" factor. The "vacant-not-for-sale-or-rent" factor is not used in the determination of the 1990-1997 housing needs because SAAG's projections were used to establish the 1990-1997 housing estimates and already contain a total vacancy factor.

Existing needs numbers as shown in Table C-1 are not to be added to or subtracted from the numbers shown in any subsequent table. A negative need indicates a temporary situation in which the total number of units exceeds the defined need.

TABLE C-1

DETERMINATION OF 1990 EXISTING HOUSING NEEDS

STANISLAUS COUNTY AND CITIES

City	1/1/90(1) Occupied Housing Units	1/1/90(1) Total Housing Units	1/1/90(1) Percent Vacant	1/1/90(2) Owner Households	1/1/90(2) Renter Households
Ceres	8,892	9,178	3.12	5,960	2,932
Hughson	1,029	1,071	3.92	678	351
Modesto	57,882	62,032	6.69	36,975	20,907
Newman	1,410	1,436	1.81	940	470
Oakdale	4,305	4,448	3.21	2,690	1,615
Patterson	2,606	2,732	4.61	1,518	1,088
Riverbank	2,495	2,602	4.11	1,751	744
Turlock	15,116	15,842	4.58	8,837	6,279
Waterford	1,401	1,431	2.10	1,035	366
Unincorp.	33,041	35,387	6.63	22,709	10,332
TOTAL	128,177	136,159	5.86	83,093	45,084

City	1/1/90(3) Owner Units Needed	1/1/90(4) Renter Units Needed	1/1/90(5) Total Units Needed	1/1/90(6) Existing Needs	1/1/90 Existing Vacancy Needs
Ceres	6,082	3,119	9,389	211	5.29
Hughson	692	373	1,087	16	5.34
Modesto	37,730	22,242	61,196	- 836	5.42
Newman	959	500	1,489	53	5.31
Oakdale	2,745	1,718	4,554	106	5.47
Patterson	1,549	1,158	2,762	30	5.65
Riverbank	1,787	792	2,632	30	5.21
Turlock	9,017	6,680	16,017	175	5.63
Waterford	1,056	389	1,475	44	5.02
Unincorp.	23,173	10,992	34,862	- 525	5.22
TOTAL	84,790	47,963	135,463	- 696	5.38

(1) Stanislaus County Population and Housing Estimates, January 1, 1990, Report E-5, CA. Department of Finance, May 1, 1990.
(2) 1990 Occupied Housing Units x Owner/Renter Factor (1980 Census).
(3) 1990 Owner Households divided by .98 (100% - 2% owner vacant allowance*).
(4) 1990 Renter Households divided by .94 (100% - 6% renter vacant allowance*).
(5) (1990 Owner Units Needed + 1990 Renter Units Needed) divided by .98 (100% - 2% "vacant not for sale or rent allowance*)
(6) 1990 Total Units Needed - 1990 Total Housing Units.
* "Allowance rates" were supplied by the California Department of Housing and Community Development (HCD)

Projected Housing Needs

Table D-1 summarizes the 1990-1997 regional housing needs. As previously stated, these numbers already incorporate the existing needs. They do not include estimates of replacement for any units that may be lost from the 1990-1997 housing stock and units which are "vacant-not-for-sale-or-rent". Table D-2 adds estimates of replacement for any units that may be lost from the 1990-1997 housing stock, to provide 1990-1997 basic construction needs.

In terms of the requirements of law, local government attention during the required local review process should be directed particularly to these estimates. The estimates parallel the estimated growth in households incorporated in SAAG's population, housing and employment projections.[1]

TABLE D-1

DETERMINATION OF 1990-1997 HOUSING NEEDS

STANISLAUS COUNTY AND CITIES

City	1/1/90(1) Total Housing Units	7/1/97(2) Occupied Housing Units	7/1/97(3) Percent Owner	7/1/97(3) Percent Renter	7/1/97(4) Owner Households	7/1/97(5) Renter Households
Ceres	9,178	12,209	67.03	32.97	8,184	4,025
Hughson	1,071	1,756	65.88	34.12	1,157	599
Modesto	62,032	70,176	63.88	36.12	44,828	25,348
Newman	1,436	2,614	66.63	33.37	1,742	872
Oakdale	4,448	5,290	62.49	37.51	3,306	1,984
Patterson	2,732	3,512	58.25	41.75	2,046	1,466
Riverbank	2,602	3,777	70.19	29.81	2,651	1,126
Turlock	15,842	20,338	58.46	41.54	11,890	8,448
Waterford	1,431	1,703	73.90	26.10	1,259	445
Unincorp.	35,387	35,832	68.73	31.27	24,627	11,205
TOTAL	136,159	157,207			101,690	55,518

City	7/1/97(6) Owner Units Needed	7/1/97(7) Renter Units Needed	**7/1/97(8) Total Units Needed**	7/1/97(9) Proposed Vacancy Needs	**1990-1997(10) Increase In Housing Needed**
Ceres	8,351	4,282	**12,633**	3.36	**3,455**
Hughson	1,181	637	**1,818**	3.42	**747**
Modesto	45,743	26,966	**72,709**	3.48	**10,677**
Newman	1,778	928	**2,706**	3.35	**1,270**
Oakdale	3,374	2,111	**5,485**	3.55	**1,037**
Patterson	2,088	1,560	**3,648**	3.72	**916**
Riverbank	2,705	1,198	**3,903**	3.24	**1,301**
Turlock	12,133	8,987	**21,120**	3.71	**5,278**
Waterford	1,285	473	**1,758**	3.06	**327**
Unincorp.	25,130	11,920	**37,050**	3.29	**1,663**
TOTAL	103,768	59,062	**162,830**	3.45	**26,671**

(1) See Table C-1 for methodology.
(2) See Table A-1 for methodology.
(3) 1980 Census.
(4) 1997 Occupied Housing Units x Owner Factor (1980 Census).
(5) 1997 Occupied Housing Units x Renter Factor (1980 Census).
(6) 1997 Owner Households divided by .98 (100% - 2% owner vacant allowance).
(7) 1997 Renter Households divided by .94 (100% - 6% renter vacant allowance).
(8) 1997 Owner Units Needed + 1997 Renter Units Needed.
(9) 1 - (7/1/97 Occupied Housing Units divided by 7/1/97 Total Units Needed).
(10) 1/1/90 Total Housing Units - 7/1/97 Total Units Needed.

TABLE D-2

BASIC CONSTRUCTION NEEDS 1990-1997

STANISLAUS COUNTY AND CITIES

City	1990-1997(1) Increase In Housing Needed	1990-1997(2) Basic Replacement Needs	1990-1997(3) Basic Construction Needs
Ceres	3,455	164	3,619
Hughson	747	22	769
Modesto	10,677	1,011	11,688
Newman	1,270	31	1,301
Oakdale	1,037	75	1,112
Patterson	916	48	964
Riverbank	1,301	49	1,350
Turlock	5,278	277	5,555
Waterford	327	24	351
Unincorp.	1,663	543	2,206
TOTAL	26,671	2,244	28,915

(1) From Table D-1.
(2) Determinations of Existing and Projected Housing Needs, California Department of Housing and Community Development, June 19, 1990. ((1/1/90 Total Housing Units + 7/1/97 Total Units Needed divided by 2) x (.002 annual removal rate)) x (7.5 years).
(3) (1990-1997 Increase In Housing Needed) + (1990-1997 Basic Replacement Needs).

Replacement of Existing Housing

Projecting the need for housing unit construction to accommodate the growth in households expected is only one factor in determining the projected need for housing. The other major component of housing need is for replacement of units estimated to be lost in the stock for the forecast period (that is, through 1997). The basic replacement need as indicated in column two of Table D-2 estimates the losses in the housing stock which occur through planned demolitions, conversions to nonresidential uses (e.g., converting a street frontage unit to commercial office space), and nonplanned losses from fires, floods, earthquakes and other natural phenomena.

Consideration of Type and Tenure of Housing

SAAG, in making its determinations of regional housing needs, is required to consider type and tenure (i.e., single-family/multifamily and owner/renter) of housing. As previously noted, 1980 owner/renter rates were used as part of the equation to develop housing needs.

Tenure of housing is shown in Table E-1. These figures show how the projected housing needs (basic construction need) would be distributed by owner and renter category to maintain, in the accommodation of projected housing needs, the same fractions of owner and renter housing existing in the 1980 housing stock.

The presentation of these figures does not mean that each jurisdiction should be expected to construct the derived amounts of rental housing. They mean only that the owner-renter splits shown would be necessary to have the increase in housing stock distributed according to the existing (1980) tenure distribution.

The projected need is distributed by type among jurisdictions in the County in Table E-2, based upon DOF's estimates of housing by jurisdiction.

TABLE E-1

NEEDED RENTAL STOCK INCREASE IN 1990-97 TO MAINTAIN 1980 RENTAL PERCENTAGE

STANISLAUS COUNTY AND CITIES

City	1980(1) Percentage Owner	1980(1) Percentage Renter	1990-1997(2) Basic Construction Needs	1990-97(3) Rental Units Increase to Maintain 1980 Rental Percentage
Ceres	67.03	32.97	3,619	1,193
Hughson	65.88	34.12	769	121
Modesto	63.88	36.12	11,688	4,222
Newman	66.63	33.37	1,301	434
Oakdale	62.49	37.51	1,112	417
Patterson	58.25	41.75	964	403
Riverbank	70.19	29.81	1,350	403
Turlock	58.46	41.54	5,555	2,308
Waterford	73.90	26.10	351	92
Unincorp.	68.73	31.27	2,206	690
TOTAL			28,915	10,283

(1) 1980 U.S. Census.
(2) From Table D-2.
(3) Percentage Renter multiplied by 1990-97 Basic Construction Needs.

TABLE E-2

DISTRIBUTION OF ASSUMED 1990-97 HOUSING NEEDS BY TYPE

STANISLAUS COUNTY AND CITIES

City	1990-97(2) Basic Construction Needs	Single-Family Detached(1)	Multifamily Attached(2)
Ceres	3,619	2,575	1,044
Hughson	769	625	144
Modesto	11,688	7,843	3,845
Newman	1,301	1,060	241
Oakdale	1,112	799	313
Patterson	964	774	190
Riverbank	1,350	988	362
Turlock	5,555	3,315	2,240
Waterford	351	274	77
Unincorp.	2,206	1,646	560
TOTAL	28,915	19,899	9,016

(1) Stanislaus County Population and Housing Estimates, January 1, 1990, Report E-5, CA. Department of Finance, May 1, 1990. Proportionally based on 1990 estimates of housing types contained within each jurisdiction.

(2) From Table D-2. Includes all "attached" dwellings, condominiums and mobile homes.

Consideration of Income Levels

SAAG is required to consider the need for housing for all income levels in making determinations of regional housing needs. An income distribution was estimated for each local jurisdiction's projected population, based upon the 1980 Stanislaus countywide income distribution. The countywide income distribution is utilized in order to avoid low-income impaction or to avoid higher than average concentrations of any one income group.

Table F-1 shows jurisdiction income levels in 1980 and applies them to the 1990 estimates of occupied housing units. The data provided in this table was provided by HCD.

TABLE F-1

PROPORTION OF 1980 HOUSEHOLDS BY INCOME CATEGORY STANISLAUS COUNTY AND CITIES

City **1/1/90 Occupied Housing Units**	1980(1) Median Household Income	Above Moderate Income (%/Number)	Moderate Income (%/Number)	Low Income (%/Number)	Very Low Income (%/Number)
Ceres	$15,623	.37	.22	.18	.23
8,892		**3,290**	**1,956**	**1,601**	**2,045**
Hughson	$14,141	.30	.24	.19	.27
1,029		**309**	**247**	**196**	**278**
Modesto	$17,649	.42	.22	.15	.21
57,882		**24,310**	**12,734**	**8,682**	**12,155**
Newman	$15,676	.33	.24	.14	.29
1,410		**465**	**338**	**197**	**409**
Oakdale	$15,076	.34	.23	.18	.25
4,305		**1,464**	**990**	**775**	**1,076**
Patterson	$14,649	.32	.25	.16	.27
2,606		**834**	**652**	**417**	**704**
Riverbank	$13,285	.30	.20	.19	.31
2,495		**749**	**499**	**474**	**773**
Turlock	$14,710	.34	.20	.17	.29
15,116		**5,139**	**3,023**	**2,570**	**4,384**
Waterford	$12,065	.22	.24	.23	.31
1,401		**308**	**336**	**322**	**434**
Unincorp.	$15,298	.35	.20	.18	.27
33,041		**11,564**	**6,608**	**5,947**	**8,921**
Stanislaus County Total	$16,078	.38	.21	.17	.24
128,177(2)		**48,433**	**27,384**	**21,181**	**31,179**

(1) Based on 1980 U.S. Census for Stanislaus County Household Income Unadjusted by Household Size.
(2) Totals may not add due to rounding.

Table F-2 shows how the increase in available housing in 1997 could be distributed by the estimated income levels. The figures contained in the tables do not mean that each community must construct units for each of the income categories. They mean, however, that, as the available housing in a community increases, new households at the different income levels will be in need of housing. The figures show the number of units that should be available for occupancy by these new households at the given income levels. As a consequence, these households can be accommodated either by the existing stock or by units built to accommodate the projected need.

TABLE F-2

ASSUMED HOUSING CONSTRUCTION NEEDS 1990-97
BY INCOME CATEGORY

STANISLAUS COUNTY AND CITIES

City	1990-97(1) Basic Construction Needs	Above(2) Moderate Income 38%	Moderate(2) Income 21%	Low(2) Income 17%	Very(2) Low Income 24%
Ceres	3,619	1,375	760	615	869
Hughson	769	292	161	131	185
Modesto	11,688	4,441	2,455	1,987	2,805
Newman	1,301	494	273	221	312
Oakdale	1,112	423	233	189	267
Patterson	964	367	202	164	231
Riverbank	1,350	513	284	230	324
Turlock	5,555	2,111	1,167	944	1,333
Waterford	351	133	74	60	84
Unincorp.	2,206	838	463	375	529
TOTAL(3)	28,915	10,987	6,072	4,916	6,939

(1) From Table D-2.
(2) The income group estimates were prepared by HCD using definitions contained in State and federal law as implemented by HUD and HCD. The definitions involve relationships to median incomes and family size adjustment factors.
(3) Totals may not add due to rounding.

Farmworker Housing

Section 65584(a) requires that the housing needs of farmworkers be considered within this report. Table G-1 illustrates the projected need for farmworker housing. The need is distributed among each jurisdiction. Because of limitations in data, an accurate determination of the number of year-round versus seasonal and migrant workers was not possible. However, a reasonable representation of the housing needs of farmworkers was supplied by the Stanislaus County Housing Authority.

The Housing Authority maintains seasonal and year-round farmworker housing in the cities of Ceres, Modesto, and Patterson and in the unincorporated communities of Empire and Westley. Approximately 600 families are on the Housing Authority's waiting list for year-round housing.

Based upon estimates from the Employment Development Department, the number of farmworkers stabilized in 1983/84 and may be slowly decreasing. Much of the farmworker labor force have been accommodated into the standard year-round housing market.

However, the need for farmworker housing remains significant due to the following two factors:

- The demand for housing has always exceeded the supply.
- Housing units have been demolished without being replaced.

The "1990-97 Total Construction Needs" for farmworker housing (last column) is a portion of the "1990-97 Basic Construction Needs" for "Very Low Income" housing units indicated in column five of Table F-2.

TABLE G-1

ASSUMED (1990-97) FARMWORKER HOUSING NEEDS

STANISLAUS COUNTY AND CITIES

City	1990 Existing Housing Units(1)* Total Housing Units	Year-Round Housing Units	Seasonal(3) Housing Units	1990-97 Replacement Needs* "A" Year-Round(4) Housing Units	"B" Seasonal(5) Housing Units	Total(6) Construction Needs
Ceres	103	103	0	1.6	0	74
Hughson	0	0	0	0	0	16
Modesto	91	91	0	1.4	0	244
Newman	0	0	0	0	0	27
Oakdale	0	0	0	0	0	23
Patterson	121	76	45	1.1	45	66
Riverbank	0	0	0	0	0	28
Turlock	0	0	0	0	0	115
Waterford	0	0	0	0	0	7
Unincorp.	254(2)	85	169	1.3	43	90
TOTAL	569	355	214	5.4	88	693(7)

CURRENT YEAR-ROUND HOUSING NEEDS = 600 Housing Units

(1) Stanislaus County Housing Authority, October 8, 1990.
(2) Empire @ 77 seasonal units, Westley @ 85 year-round and 92 seasonal units.
(3) Units available between May 1 and October 30.
(4) (Year-Round Housing Units) x (.002 annual removal rate) x (7.5 years).
(5) Housing Authority schedule for replacement.
(6) (Jurisdiction's 1990-97 Basic Construction Needs divided by 28,915) x 600 = Jurisdiction's share of the 600 need + "A" + "B" = Total Construction Needs.
(7) Total does not add due to rounding.

* Provision of these farmworker housing units is the responsibility of the Stanislaus County Housing Authority. Local agencies will assist the Housing Authority in meeting the farmworker housing need.

APPENDIX I. BACKGROUND PAPER ON LEGAL REQUIREMENTS OF REGIONAL HOUSING NEEDS DETERMINATIONS

This appendix describes the requirements imposed by provisions of Article 10.6 of the California Government Code on councils of governments to determine existing and projected housing needs. It also describes previous and related legal housing element activities.

STATUTORY REQUIREMENTS

Although regional housing needs are not defined precisely in the statutes, the basic ingredients of the regional housing needs determination process may be inferred from Section 65584(a) of Article 10.6 of the Government Code.

> ...a locality's share of the regional housing needs includes that share of the housing need of persons at all income levels within the area significantly affected by the jurisdiction's general plan.

Once SAAG has completed the determination of regional housing needs, the Department of Housing and Community Development may revise this determination to obtain "consistency" with the statewide housing need. SAAG's determination of the existing and projected regional need for housing, and the local shares of such needs, must take into account six factors specified in subsection (a) of Section 65584:

- Market demand for housing
- Employment opportunities
- Availability of suitable sites and public facilities
- Commuting patterns
- Type and tenure of housing
- Housing needs of farmworkers

The law requires that the distribution of regional housing needs "seek to reduce the concentration of lower income households in cities or counties which already have disproportionately high proportions of lower income households."

Available information from many data sources has been used in preparing this report. The data sources were accepted by the SAAG Board on September 12, 1990. These sources include SAAG's Stanislaus County Projections, (the most current set of projections of population, housing and employment), and Department of Finance 1990 estimates.[1][4] Additional data was supplied by local planning department staffs.[6]

Market Demand for Housing

Detailed housing market analysis for Stanislaus County has not been prepared and used by SAAG. There is, however, some information available that may be used to ascertain the demand for housing - as reflected by the growth in households for the County in SAAG's projections, housing value trends, market transactions and income/affordability analysis. All of the above variables influence the estimates of housing supply needed, as well as the potential to realize the housing demand in the form of incomes sufficient to cover the costs of shelter.

For purposes of this report, market demand is explicitly considered in producing the estimates of vacancies needed to accommodate the present and forecast population levels (see Appendix II) and in estimating the distribution of 1997 housing needs by income level and type and tenure (see discussion on type and tenure below).

Employment Opportunities

Job growth and the geographical distribution of employment opportunities (current and future) were considered in the development of SAAG's projections of population, employment and housing. The general conclusions to be drawn from that analysis are summarized in this subsection.

The SAAG projections noted expansion of wage and salary employment in the County from 141,431 in 1990 to approximately 211,099 in the year 2000, approximately, a 50 percent increase.

For purposes of the regional housing needs analysis, current employment estimates and employment forecasts by county are used as weighting factors in projecting future housing needs.(See Appendix II)

The primary assumption of SAAG's population projections identifies Stanislaus County as being heavily influenced by Bay Area growth trends. This assumption is based upon the premise that Stanislaus County is providing a portion of the housing serving the commercial/industrial development of the Bay Area.

Availability of Suitable Sites and Public Facilities

Among the most critical factors in accommodating the projected growth in the region's households is the availability of residentially zoned land and the necessary sewers, streets and other public facilities supporting development. This factor is required to be considered in the distribution of the region's housing needs.

The availability of suitable housing sites must be considered based not only upon the existing zoning ordinances and land use restrictions of the locality, but also based upon the potential for increased residential development under alternative zoning ordinances and land use restrictions. SAAG staff has assumed that this factor is adequately covered in SAAG's projections.

For purposes of this report, and based on a review of local housing elements prepared for jurisdictions in Stanislaus County, it is assumed that suitable sites and facilities are available to accommodate growth projected for the County, as reflected in SAAG's projections. This is reflected, therefore, in the housing needs determinations described in this report.

If the Bay Area counties chose to increase their regional vacancy goal to 5 percent or 6 percent (instead of 4.5 percent) and enforced balanced land use policies, limiting excessive use of commercial and industrial zoning, the pressures for housing development in Stanislaus County would be reduced, but not eliminated.[10]

Commuting Patterns

Unlike some of the other factors required by law to be used in determining the local shares of the region's existing and projected housing needs, commuting patterns are not explicitly dealt with in SAAG's projections. However, the distribution of projected growth in jobs and housing throughout the region is based on certain assumptions about the transportation network.

Stanislaus County is experiencing the housing demands resulting from the Bay Area's inability to house its growing work force. The valley counties are also experiencing growth due to the provision of housing units which are tens of thousands of dollars less expensive than comparable Bay Area units and rents which are more than half of Bay Area rents for comparable units. The ability of the valley counties to provide low cost housing hinges on the availability of low cost land. The rapid growth threatens to deplete prime agricultural land.

The SAAG projections assume that present commuting patterns will continue. These patterns are reflected in the distribution of the growth in households in SAAG's projections, and the distribution of new employment as forecast.

Type and Tenure of Housing

Section 65584(a) of the California Government Code requires councils of governments to consider type of housing (i.e., single-family detached and multifamily attached) and tenure (i.e., owner and renter) in the determinations of regional housing needs, and in the local shares of those needs. In order to address this requirement, 1980 U.S. Census figures were used to establish a 1980 baseline for both type and tenure of housing in the County. This baseline was brought forward to form assumptions for 1990 through 1997.

For type of housing, 1990 DOF (E-5) projections were used to establish the percentage split between single-family detached units and multifamily attached units.[4] Estimates were developed for each city and the unincorporated area in the region. The estimates by type are reflected in Table E-2.

Housing Needs of Farmworkers

Farmworker housing continues to warrant consideration within this region. Much of the farmworkers have been assimilated into the standard housing market. However, the Stanislaus Housing Authority provides year-round and seasonal housing for farmworkers.[7]

For the purposes of this report, data obtained from the Housing Authority has been used to determine the specialized housing needs of farmworkers.

APPENDIX II. BACKGROUND PAPER ON METHODOLOGY

This appendix describes the technical approach used to calculate the existing and projected housing needs of Stanislaus County.

In this report, housing needs are calculated for each city and for the unincorporated area of Stanislaus County. The housing needs for each jurisdiction consists of the following components:

- **Estimated Yearly Household Increase - Table A-1**, (initially determined as of January 1, 1990 to January 1, 2000). Department of Finance (DOF) estimates for 1990 were used to establish the base year. SAAG's projections (November, 1989) were used to establish the projected growth between January 1990 and January 2000. This projected growth was added to the DOF, 1990 estimate. Finally, the yearly household growth was calculated by establishing a growth rate (percent) for each jurisdiction, which equaled the difference between the population estimates of January 1, 1990 and January 1, 2000. The growth curve was modified, as necessary, based upon information received from local staffs. For the purposes of this report, yearly growth estimates are restricted to January 1, 1990 and July 1, 1997.

- **Existing Housing Needs, 1990 - Table A-2**, (determined as of January 1, 1990) which is also referred to as the "1990 production shortfall." This number is defined as the difference between the available stock that was produced in 1990 and the amount that should have been produced in each jurisdiction. A vacant-not-for-sale-or-rent factor is utilized to determine existing needs. Vacant-not-for-sale-or-rent units are those which include seasonal housing, second homes, second housing units utilized by commuters, etc..

  The "existing need" calculation is an "audit" of the degree of how well the housing needs are being met in the region in 1990.

- **Projected Housing Needs, 1997 - Table A-3**, (through July 1, 1997) which is also referred to as the **"1990-1997 Increase In Housing Needed"**. This number is defined as the amount of housing needed in 1997 (**"1997 Total Units Needed"**) to meet projected household growth and to keep the housing market in balance. The formulas used to derive this estimate were provided by HCD and are based upon the ratio of "owner" and "renter" households within each jurisdiction.

- **Basic Construction Needs 1990-1997 - Table A-4**: This number is derived as follows: (**1990-1997 Increase In Housing Needed** + **1990-1997 Basic Replacement Needs**). Basic replacement need is defined as the amount of housing needed to replace those units expected to be demolished or lost from the present stock for other reasons.

Basic construction need figures are distributed by income categories, based on 1980 county income distributions which have been supplied by HCD (Tables F-1 and F-2). HCD adjusted the 1980 county median income distribution utilizing "family size adjustment factors".

Farmworker housing is estimated for 1990 and 1997 and is included with the Basic Construction Needs 1990-1997 for very low income housing units (Table G-1).

PRINCIPAL ASSUMPTIONS, CONCEPTS AND VARIABLES USED TO DEVELOP THE 1990 TO 1997 HOUSING NEEDS

Assumptions

The primary source document used in the preparation of this Housing Needs Report, was the SAAG Stanislaus County Projections, Population, Housing and Employment, November, 1989. The projections in this report utilize estimated 1990 vacancy factors of the Department of Finance Countywide projections and, further, follow the guidance of the Department of Housing and Community Development (HCD).

Certain assumptions were developed to apply the projections to corporate community areas. The projections assume that all growth attributed to a jurisdiction will take place within the jurisdiction's corporate boundaries. The jurisdictions' corporate boundaries may expand to accommodate the projected growth.

These assumptions are critical to the use of SAAG projections for the calculation of housing need by corporate area and have been consistently applied. Admittedly, fluctuations will occur during the 1990 to 1997 planning period, but are considered to be insignificant to the housing needs shares. Where local governments provide more current and reliable data as a substitute for the data used in the calculations, SAAG may consider revisions of the housing needs shares.

Concepts and Variables

The following represents concepts and variables utilized in the preparation of the Housing Needs Report:

1. Available housing stock includes all occupied units plus all vacant units. The 1980 Census provided the number of total year round housing units but no data pertaining to types of vacant units. HCD, however, provided factors which were utilized to derive estimates on replacement units and vacant-not-for-sale-or-rent units.

2. DOF 1990 estimates were used to establish "occupied housing units", "total housing units" and "vacancy rates". The determination of the 1990-1997 projected needs, applied the use of "owner/renter" factors from each jurisdiction (1980 Census) to the estimated number of households projected to exist in 1997.

Existing Information and Limitations of Data

Section 65584(a) of the California Government Code requires the use of available data in the determination of regional housing needs. The principal reason for this provision was so that councils of governments would not be

required to undertake extensive data collection for the purposes of the analysis.

The Department of Housing and Community Development was required by Section 65584(a) to provide data for the determinations of regional housing need. The data provided by the Department to SAAG and the other COGs was county level population and household projections through 1997 based on the 1980 Census and the interim Department of Finance projection series.

SAAG's latest projections represent factors not considered in the State's forecasting process -- employment growth, local development policy and distribution of growth below the county level.[1]

Other data provided by the Department included income proportions to be applied to the region's population. These proportions are based on the 1980 Census and updated to reflect income categories used by the Department of Housing and Urban Development to distribute Federal housing assistance.

Basic Data and Data Sources

The following sections of the appendix present the results of SAAG's analysis using the data previously described. The basic data and sources used are listed below:

- Households in 1990 and 1997 - SAAG Projections, November, 1989
- City of Modesto Growth Rate - Modesto Planning Staff
- Vacancy Rate in 1990 - Department of Finance
- County Employment in 1990 through 2010 - SAAG Projections
- Median Income Ratio (Adjusted) - HCD
- Median Household Incomes - U.S. Census for 1980
- Farmworker Housing Needs - Stanislaus County Housing Authority

Formulas Used to Calculate Housing Needs

The formulas used in developing the housing need shares are provided as respective footnotes to each table in the main body of the report. The intent is to provide a direct relationship between the calculations and the data presented. Thus, making it easier for individual review of the data by local governments.

Employment

Employment Development Department (EDD) estimates of resident employment by city and county were reviewed in order to assess workers per household by city and unincorporated areas. Based on a review of the local general plan land use elements for Stanislaus County and its jurisdictions, it was concluded that

land is not a constraint in the County to development of either jobs or housing.

Income Levels and Distribution of 1997 Needs

This subsection describes how the projected housing need for each jurisdiction was distributed by household income levels. As defined by Section 65584(a) of the California Government Code, a locality's share of the regional housing needs includes "that share of the housing need of persons at all income levels within the area significantly affected by a jurisdiction's general plan."

Therefore, SAAG is required to estimate household income levels and take this into account in defining each locality's share of the regional housing need. This was done using levels commonly applied by Federal, State and other agencies. These are very low (50% of median income, adjusted for household size); low (51-80% of median income, adjusted for household size); moderate (81-120% of median income, adjusted for household size); and above moderate (the remainder of the population).

As shown in 1979 dollars, the upper limits of the ranges for very low, low and moderate income categories for the county are listed below.

	Median	Moderate	Low	Very Low
		(81-120% of median)	(51-80% of median)	50% of median)
Stanislaus Co.	$16,078	$19,294	$12,862	$8,039

	Above Moderate	Moderate	Low	Very Low
Stanislaus Co.	38%	21%	17%	24%

Based on these percentages, the 1990-1997 Basic Construction Needs (needed increase in available housing) for each jurisdiction was divided among the income categories. The resulting numbers from the procedure described above identifies the number of units that should be available for occupancy by people in the four income levels.

The income levels that are indicated to exist within each jurisdiction should be used to establish "affordability".

A community can make additional housing opportunities available by a number of means. Included among these are by "filtering," by allowing large single-family homes to be converted into multifamily use; by rehabilitating substandard units or units presently scheduled for demolition; or by constructing low and moderate income housing units.

Section 65584 also stresses that the distribution of regional housing needs should "seek to reduce" impaction of communities with relatively high proportions of lower income residents. The method described does this by equally distributing income groups to all communities through straight percentages. Over an extended period of time, this method would provide for an

equalization of income groups between communities. This is how the meaning of "seek to reduce" impaction was interpreted.

Tenure of Housing

SAAG is required to consider tenure of housing, that is, rental and ownership housing, in its determination of regional housing needs and each locality's share of these needs. Tenure of housing is a difficult subject to consider, particularly when dealing with future housing stock. Available data from the 1980 U.S. Census on "Tenure & Occupancy by Units in Structure" was compiled to determine percentage of owner versus renter by city and unincorporated area. These percentages were then applied to the assumed increase in housing needed. This method would maintain the existing split between owners and renters through 1990.

Housing Type

As noted, type of housing is one factor to be used by councils of governments in determining regional housing needs and each city and county share of such needs. SAAG, in its previous work, has identified certain assumptions about the distribution of new housing units by type for its planning studies. The assumptions may be summarized in terms of percentages of new housing that should be constructed by structure type (i.e., single and multiple). This means, for example, that 40% of new housing in Ceres should be multiple-unit structures. The percentage assumptions are applied to the projected housing need. The results are reflected in Table E-2.

Farmworker Housing

As noted previously, one factor to be considered in the distribution of regional housing need is the housing needs of farmworkers. This subsection describes how farmworker housing needs are considered in the distribution of projected housing needs.

The EDD annually estimates the total agricultural employment in 42 of the State's counties. EDD estimates there were approximately 8,630 workers employed in agriculture in 1979 in Stanislaus County. This number includes farmers and members of their families who are unpaid; regular and seasonal hired domestic workers; and agricultural workers brought to California under contract from outside the United States.

In Stanislaus County, there has been an 11.4% decline in agricultural employment since 1975. However, the decline has been 14.2% since 1970, and by more than 35% from its 1950 level of 13,430.

The number and percentage of farmers and unpaid family workers have both declined during the past 10 years. Overall, there has been a decline of 18.3% in this category.

Decreases in the number of regular and seasonal hired domestic workers countywide was 11.2% during the 1970-1979 period. During the 1970-74 period, the number of regular and seasonal hired domestic workers actually increased by 2.2%. However, during the 1975-1979 period, these workers decreased by 15.2%.

Background on Farmworker Housing Needs

For purposes of this report, farmworkers are defined as regular and seasonal hired domestic workers. Complete data on the specific housing needs of farmworkers is not available from the 1980 Census, and the surveys done by EDD do not cover all farmworkers or their housing conditions. According to EDD estimates, in 1976, farmworker families were estimated to have an average annual income of less than $6,000 statewide. Furthermore, studies have found that large farmworker families live in substandard housing, overpay for the housing they do live in, and live in overcrowded and deteriorated shanties and labor camps.

As is the case for most very low-income households, the housing needs of farmworkers far exceed governments' abilities to provide assistance. The Farmers Home Administration (FmHA) is the most important provider of permanent housing for farmworkers, but FmHA assistance suffers from its own income qualifying standards and a shortage of staff and funds. Other providers of farmworker housing are the State Department of Housing and Community Development and the Office of Migrant Services of the State Employment Development Department (this office operates migrant centers throughout the State).

Because farmworkers are of very low-income and their employment status is tenuous, they are often unable to compete for housing on the open market.

Determining the Housing Needs of Farmworkers

Since Section 65584 requires councils of governments to consider the housing needs of farmworkers, and because there is a general lack of reliable data on farmworker housing needs, the following method was used in estimating the housing needs of farmworkers.

1. The Stanislaus County Housing authority supplied the following data:

   - The number of year-round and seasonal farmworker housing units under the Housing Authority's management, by jurisdiction.

   - The five year replacement schedule.

   - The number of families currently on the Housing Authority's waiting list for year-round housing (600 families).

   - The yearly housing "turn around" of 40 units per year.

2. The current farmworker housing need is assumed to be 600 units. This current need was projected through 1997 based upon the assumptions that the farmworker labor force has stabilized and is beginning to decline and farmworkers are beginning to be assimilated into standard market housing.

3. The replacement need for 1990-97 included 88 units scheduled for replacement plus a replacement factor applied to the year-round farmworker housing units. The replacement factor = (Year-Round Housing Units) x

(.002annual removal rate) x (7.5 years). The replacement need was added to the jurisdictions in which the existing housing units were contained.

4. The total construction need distributed the 600 units need among the jurisdictions at the same percentage share rate of the 1990 - 1997 Basic Construction Needs from Table D-2. The replacement need was then added for the total.

5. Since farmworkers have traditionally been of very low incomes, the assumption is made that all farmworker housing needs are a portion of the needs for housing units in the very low income category. As a consequence, farmworkers will be considered as part of the total very low income housing need of a community.

Replacement of Existing Housing

Projecting the need for housing unit construction to accommodate the growth in households expected is only one factor in determining the projected need for housing. The other major component of housing need is for replacement of units estimated to be lost in the stock for the forecast period (that is through 1997). Losses in the housing stock occur through planned demolitions, conversions to nonresidential uses and nonplanned losses from fires, floods, earthquakes and other natural phenomena.

The California Department of Housing and Community Development recommended that an annual removal rate of .002 be utilized to determine the replacement rate. The .002 was applied as described on Table D-2.

APPENDIX III. HCD'S DETERMINATIONS OF EXISTING AND PROPOSED HOUSING NEEDS

STATE OF CALIFORNIA GEORGE DEUKMEJIAN, Governor

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
Division of Housing Policy Development
P. O. Box 952053
Sacramento, CA 94252-2053
(916) 445-4728

RECEIVED
JUN 20 1990
S.A.A.C.

June 19, 1990

Doyle D. Dodd
Executive Director
Stanislaus Area Association of Governments
1315 I Street
Modesto, CA 95354

Dear Mr. Dodd:

Government Code Section 65584 requires the Department of Housing and Community Development to provide to you by July 1, 1990, HCD's determinations of existing and projected housing needs. Those determinations, which are for your use in preparing a new regional housing needs plan by July 1, 1991, are enclosed.

Attachment 1 contains county population and household estimates for January 1, 1990 and population and household projections for July 1, 1997. These estimates and projections were prepared by the Department based on the most recent Department of Finance (DOF) figures.

Attachment 2 contains county estimates of the number and percentage of households in each of four income groups for January 1, 1990 and July 1, 1997. The projected increase in the number of households by income group is also shown. The income groups "Very Low", "Other Lower", and "Moderate" are defined in Health and Safety Code Sections 50079.5, 50093, and 50105, and Chapter 6.5 of Title 25 of the California Code of Regulations. "Above Moderate" households are households which do not meet the definitions for the other categories.

Attachment 3 contains, by county, city, and unincorporated area, the most recent DOF population, housing unit, and household estimates. The figures show, as of January 1, 1990, the existing number of households and the current vacancy rates. Depending on your schedule, you may use the DOF January 1, 1990 estimates as the base year data for your regional housing needs plan, or you may use the DOF estimates for January 1, 1991, when those become available.

Attachment 4 contains Basic Construction Needs for the period January 1, 1990 to July 1, 1997. The attachment shows the components of the total construction need and the total construction need by income group.

If you have any information which indicates that any of these determinations should be modified, please let us know, and we will be pleased to discuss it with you. Don Crow of my staff (916-323-3175) is available to answer any questions you may have.

In 1988, we sent to you a copy of a regional housing needs planning manual — "Development of a Regional Housing Needs Plan" — which we hope you may find helpful in preparing your new plan. Mr. Crow is available to answer any questions which you may have about the manual or preparation of your new plan.

We look forward to cooperating with you in your preparation of a new regional housing needs plan.

Sincerely,

Nancy J. Javor, Chief
Division of Housing Policy
Development

Attachments

NJJ:DRC

ATTACHMENT 1

REGION: STANISLAUS AREA ASSOCIATION OF GOVERNMENTS

POPULATION AND HOUSEHOLD ESTIMATES AND PROJECTIONS JANUARY 1, 1990 AND JULY 1, 1997

	January 1, 1990		July 1, 1997	
County	Population	Households	Population	Households
Stanislaus	369,027	128,177	426,600	147,900

Prepared by the Department of Housing and Community Development using Department of Finance (DOF) 1986 baseline population projections and DOF household projections published February 1989. The DOF projections were modified by differences between DOF's projections and estimates for January 1, 1990.

Issued 6/90

ATTACHMENT 2

REGION: STANISLAUS AREA ASSOCIATION OF GOVERNMENTS

HOUSEHOLD PROJECTIONS BY INCOME GROUP
JANUARY 1, 1990 TO JULY 1, 1997

Income Group	January 1, 1990 Number	(%)	July 1, 1997 Number	(%)	Jan. 1990 to July 1997 Number	(%)
Very Low	30,763	(24)	35,496	(24)	4,733	(24)
Other Lower	21,790	(17)	25,143	(17)	3,353	(17)
Moderate	26,917	(21)	31,059	(21)	4,142	(21)
Above Moderate	48,707	(38)	56,202	(38)	7,495	(38)
Total	128,177	(100)	147,900	(100)	19,723	(100)

The income group estimates were prepared by HCD using definitions contained in State and federal law as implemented by HUD and HCD. The definitions involve relationships to median incomes and family size adjustment factors. These relationships and factors were applied to 1980 income data.

Issued 6/90

ATTACHMENT 3

DEPARTMENT OF FINANCE ESTIMATES FOR JANUARY 1, 1990

ATTACHMENT 4

REGION: STANISLAUS AREA ASSOCIATION OF GOVERNMENTS

BASIC CONSTRUCTION NEEDS
JANUARY 1, 1990 TO JULY 1, 1997

BY COMPONENTS*:

	Housing Units
Household Increase	19,723
1990 Vacancy Need	-539
1997 Vacancy Need	1,145
Replacement Need 1990-1997	1,021
Total	21,350

BY INCOME GROUP:

	Housing Units
Very Low	5,124
Other Lower	3,630
Moderate	4,483
Above Moderate	8,113
Total	21,350

*Basic Construction Needs were calculated using the formulas shown in Appendix 3 of the HCD publication "Developing a Regional Housing Needs Plan." The following were used in the calculations: a homeownership percentage of 62, a vacant-not-for-sale-or-rent percentage of 2, and an annual removal rate of .002.

STANISLAUS COUNTY POPULATION AND HOUSING ESTIMATES
JANUARY 1, 1990

CA. DEPARTMENT OF FINANCE
DEMOGRAPHIC RESEARCH UNIT
PRINTED 05/01/90

CONTROLLED	POPULATION			HOUSING UNITS								PERSON PER
CITY	TOTAL	HOUSE-HOLD	GROUP QUARTER	TOTAL	- SINGLE FAMILY - DETACHED	ATTACHED	- MULTI-FAMILY - 2 TO 4	5 PLUS	MOBILE HOMES	OCCU-PIED	% VACANT	HOUSE-HOLD
CERES	25314	25062	252	9178	6530	250	411	1364	623	8892	3.12	2.818
HUGHSON	3268	3262	6	1071	870	35	8	87	71	1029	3.92	3.170
MODESTO	161261	158546	2715	62032	41625	3546	5007	10210	1644	57882	6.69	2.739
NEWMAN	3936	3865	71	1436	1170	48	73	121	24	1410	1.81	2.741
OAKDALE	11362	11221	141	4448	3195	244	409	469	131	4305	3.21	2.607
PATTERSON	8689	8680	9	2732	2194	0	261	153	124	2608	4.61	3.331
RIVERBANK	8173	7970	203	2602	1904	73	145	288	192	2495	4.11	3.194
TURLOCK	42217	41486	731	15842	9454	710	1477	3642	559	15116	4.58	2.745
WATERFORD	3976	3976	0	1431	1118	21	102	124	66	1401	2.10	2.838
TOTAL INCORPORATED	268196	264068	4128	100772	68060	4927	7893	16458	3434	95136	5.59	2.776
UNINCORPORATED	100831	99941	890	35387	26411	660	1882	1768	4666	33041	6.63	3.025
COUNTY TOTAL	369027	364009	5018	136159	94471	5587	9775	18226	8100	128177	5.86	2.840

APPENDIX IV. REFERENCES

1. SAAG. Stanislaus County Projections, Population, Housing and Employment, November, 1989. Provided population, housing and employment projections for the years 1990, 2000, and 2010.

2. California Department of Housing and Community Development (HCD). Developing a Regional Housing Needs Plan, July, 1988. Provided the recommended methodologies for the preparation of regional housing needs plans.

3. Correspondence from Nancy J. Javor, California Department of Housing and Community Development, June 19, 1990. Provided SAAG staff with the State's determination of the existing and proposed regional housing needs.

4. California Department of Finance. Stanislaus County Population and Housing Estimates, January 1, 1990 - Report E-5, May 1, 1990. Provided the 1990 base year estimates for the cities and the unincorporated portion of the County.

5. Correspondence from Don Crow, California Department of Housing and Community Development, December 14, 1990. Provided SAAG staff with the HCD's determination of the income characteristics of the jurisdictions.

6. Telephone conversation with Charlie Woods, Modesto Planning Department, December 3, 1990. Provided growth rate estimate for the City of Modesto between 1990 through 1997.

7. Telephone conversation with Gabe Juarez, Stanislaus County Housing Authority, October 8, 1990. Provided estimates of permanent and seasonal farmworker housing needs.

8. Telephone conversation with Cindy Brownlas, Central Valley Opportunity Center, October 5, 1990. Indicated that the farm labor growth rate had stabilized within the region in 1983/84 due to the passage of the "Immigration Reform and Control Act" and the "Amnesty Law".

9. Telephone conversation with Carletta Steele, California Employment Development Department, October 5, 1990. Confirmed that the farm labor growth rate had stabilized within the region in 1983/84 and seasonal work forces are declining within this area.

10. Association of Bay Area Governments (ABAG). Housing Needs Determinations, January, 1989. ABAG adopted a regional vacancy goal of 4.5 percent. ABAG recognized the jobs/housing imbalances within the Bay Area and noted that by 2005 nearly 163,000 workers or 117,000 households will have to commute to Bay Area jobs.

APPENDIX V. SECTION 65584
CALIFORNIA GOVERNMENT CODE

65584. (a) For purposes of subdivision (a) of Section 65583, the share of a city or county of the regional housing needs includes that share of the housing need of persons at all income levels within the area significantly affected by a general plan of the city or county. The distribution of regional housing needs shall, based upon available data, take into consideration market demand for housing, employment opportunities, the availability of suitable sites and public facilities, commuting patterns and public transportation facilities, type and tenure of housing need, the loss of units contained in assisted housing developments, as defined in paragraph (8) of subdivision (a) of Section 65583, that changed to non-low-income use through mortgage prepayment, subsidy contract expirations, or termination of use restrictions, and the housing needs of farmworkers and shall promote efficient commuting patterns and the provision of housing close to employment opportunities or public transportation facilities. The distribution shall seek to reduce the concentration of lower income households in cities or counties which already have disproportionately high proportions of lower income households. Based upon data provided by the Department of Finance, in consultation with each council of government, the Department of Housing and Community Development shall determine the regional share of the statewide housing need at least two years prior to the second revision, and all subsequent revisions as required pursuant to Section 65588. Based upon data provided by the department relative to the statewide need for housing, each council of governments shall determine the existing and projected housing need for its region. Within 30 days following notification of this determination, the department shall ensure that this determination is consistent with the statewide housing need. The department may revise the determination of the council of governments if necessary to obtain this consistency. The appropriate council of governments shall determine the share for each city or county consistent with the criteria of this subdivision and with the advice of the department subject to the procedure established pursuant to subdivision (c) at least one year prior to the second revision, and at five-year intervals following the second revision pursuant to Section 65588. The council of governments shall provide each locality with the net job growth projections for the locality which the council of governments considered in developing local shares of projected regional housing needs.

The council of governments shall submit to the department information regarding the assumptions and methodology to be used in allocating the regional housing need. As part of the allocation of the regional housing need, the council of governments, or the department pursuant to subdivision (b), shall provide each city and county with data describing the assumptions and methodology used in calculating its share of the regional housing need. The department

shall submit to each council of governments information regarding the assumptions and methodology to be used in allocating the regional share of the statewide housing need. As part of its determination of the regional share of the statewide housing need, the department shall provide each council of governments with data describing the assumption and methodology used in calculating its share of the statewide housing need. The councils of governments shall provide each city and county with the department's information.

(b) For areas with no council of governments, the department shall determine housing market areas and define the regional housing need for cities and counties within these areas pursuant to the provisions for the distribution of regional housing needs in subdivision (a). Where the department determines that a city or county possesses the capability and resources and has agreed to accept the responsibility, with respect to its jurisdiction, for the identification and determination of housing market areas and regional housing needs, the department shall delegate this responsibility to the cities and counties within these areas.

(c) (1) Within 90 days following a determination of a council of governments pursuant to subdivision (a), or the department's determination pursuant to subdivision (b), a city or county may propose to revise the determination of its share of the regional housing need in accordance with the considerations set forth in subdivision (a). The proposed revised share shall be based upon available data and accepted planning methodology, and supported by adequate documentation.

(2) Within 60 days after the time period for the revision by the city or county, the council of governments or the department, as the case may be, shall accept the proposed revision, modify its earlier determination, or indicate, based upon available data and accepted planning methodology, why the proposed revision is inconsistent with the regional housing need.

(A) If the council of governments or the department, as the case may be, does not accept the proposed revision, then the city or county shall have the right to request a public hearing to review the determination within 30 days.

(B) The city or county shall be notified within 30 days by certified mail, return receipt requested, of at least one public hearing regarding the determination.

(C) The date of the hearing shall be at least 30 days from the date of the notification.

(D) Before making its final determination, the council of governments or the department, as the case may be, shall consider comments, recommendations, available data, accepted planning methodology, and local geological and topographic restraints on the production of housing.

(3) If the council of governments or the department accepts the

proposed revision or modifies its earlier determination, the city or county shall use that share. If the council of governments or the department grants a revised allocation pursuant to paragraph (1), the council of governments or the department shall ensure that the current total housing need is maintained. If the council of governments or department indicates that the proposed revision is inconsistent with the regional housing need, the city or county shall use the share which was originally determined by the council of governments or the department.

(4) The determination of the council of governments or the department, as the case may be, shall be subject to judicial review pursuant to Section 1094.5 of the Code of Civil Procedure.

(5) The council of governments or the department shall reduce the share of regional housing needs of a county if all of following conditions are met:

(A) One or more cities within the county agree to increase its share or their shares in an amount which will make up for the reduction.

(B) The transfer of shares shall only occur between a county and the cities within that county.

(C) The county's share of low-income and very low income housing shall be reduced only in proportion to the amount by which the county's share of moderate- and above moderate-income housing is reduced.

(D) The council of governments or the department, whichever assigned the county's share, shall have authority over the approval of the proposed reduction, taking into consideration the criteria of subdivision (a) of Section 65584.

(6) The housing element shall contain an analysis of the factors and circumstances, with all supporting data, justifying the revision. All materials and data used to justify any revision shall be made available upon a request by any interested party within seven days upon payment of reasonable costs of reproduction unless the costs are waived due to economic hardship.

(d) (1) Except as provided in paragraph (2), any ordinance, policy, or standard of a city or county which directly limits, by number, the building permits which may be issued for residential construction, or which limits for a set period of time the number of buildable lots which may be developed for residential purposes, shall not be a justification for a determination or a reduction in the share of a city or county of the regional housing need.

(2) Paragraph (1) does not apply to any city or county which imposes a moratorium on residential construction for a set period of time in order to preserve and protect the public health and safety. If a moratorium is in effect, the city or county shall, prior to a revision pursuant to subdivision (c), adopt findings which specifically describe the threat to the public health and safety and the reasons why construction of the number of units specified as its share of the

regional housing need would prevent the mitigation of that threat.

(e) Any authority to review and revise the share of a city, or county of the regional housing need granted under this section shall not constitute authority to revise, approve, or disapprove the manner in which the share of the city or county of the regional housing need is implemented through its housing program.

(f) A fee may be charged interested parties for any additional costs caused by the amendments made to subdivision (c) by Chapter 1684 of the Statutes of 1984 reducing from 45 to seven days the time within which materials and data shall be made available to interested parties.

(g) Determinations made by the department, a council of governments, or a city or county pursuant to this section are exempt from the provisions of the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code).

APPENDIX F

STANISLAUS COUNTY, CALIFORNIA

Resident Development Potential

RESIDENTIAL DEVELOPMENT POTENTIAL

IN UNINCORPORATED STANISLAUS COUNTY

NOVEMBER 1991

Stanislaus County

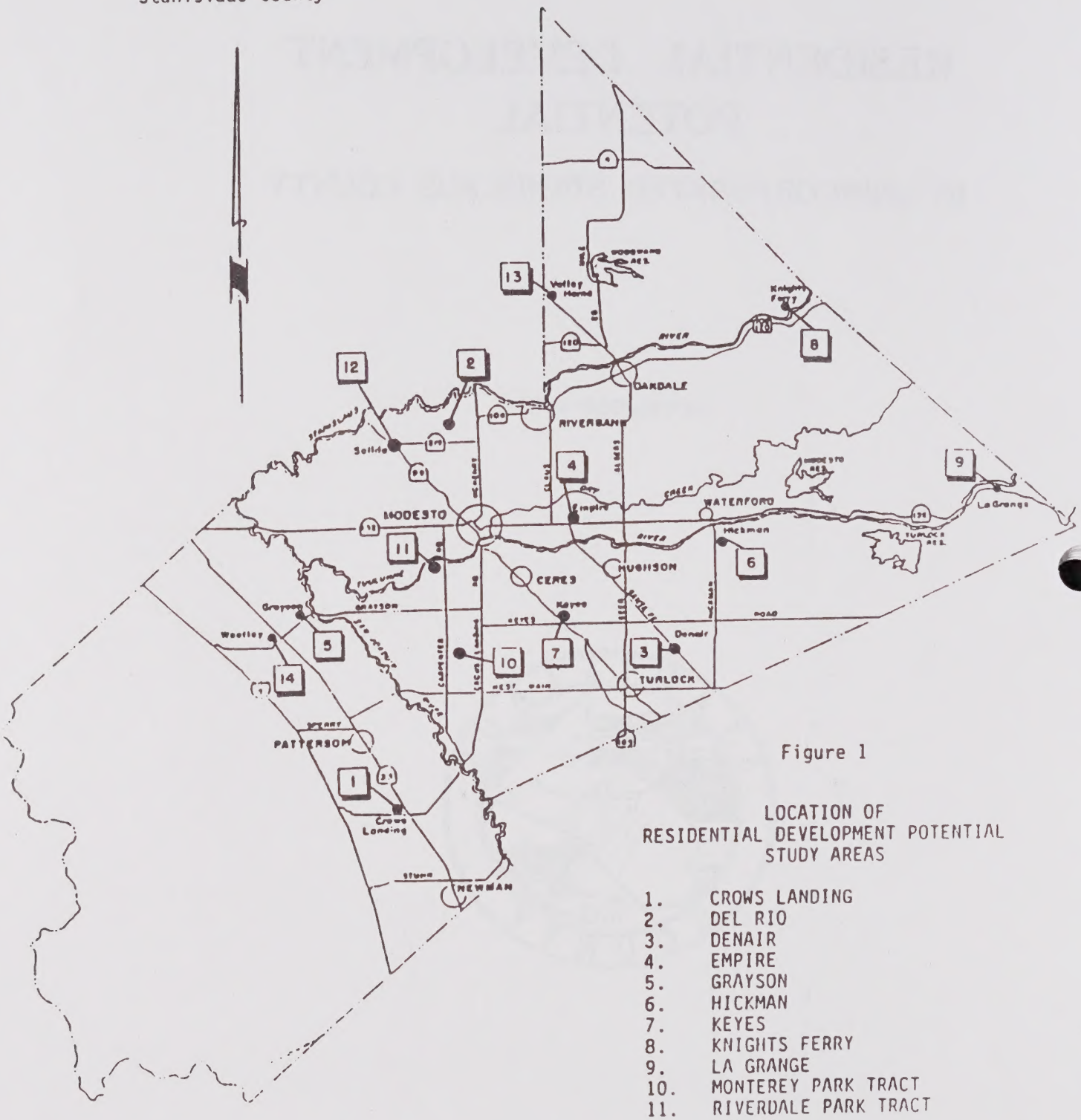


Figure 1

LOCATION OF
RESIDENTIAL DEVELOPMENT POTENTIAL
STUDY AREAS

1. CROWS LANDING
2. DEL RIO
3. DENAIR
4. EMPIRE
5. GRAYSON
6. HICKMAN
7. KEYES
8. KNIGHTS FERRY
9. LA GRANGE
10. MONTEREY PARK TRACT
11. RIVERDALE PARK TRACT
12. SALIDA
13. VALLEY HOME
14. WESTLEY

RESIDENTIAL DEVELOPMENT POTENTIAL

State Requirements

Government Code Section 65583(a)(3) requires the housing element to contain "an inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites." The purpose of this inventory is to compare the County's total holding capacity, or capacity to accommodate residential development, with its new construction needs. Furthermore, analysis of the availability of public facilities and services is intended to identify both the problems and the possibilities involved in developing new housing. Together, the inventory and analysis provide a basis for determining whether current zoning and density policies will make available sufficient residential land to accommodate new construction needs.

Methodology

From June 1990 through January 1991, planning staff conducted a land inventory and analysis of the availability of public services facilities in the unincorporated areas of Stanislaus County. The inventory focused on existing unincorporated communities, where most residential zoning is located and growth is encouraged. (Figure 1 shows the location of unincorporated communities selected as study areas for the project.) First, available parcels were identified and mapped from tax records and aerial photos provided by the Assessor's office. In some cases, field verification was necessary. Then the size and zone of each parcel was documented. Finally, the residential development potential, or dwelling unit capacity, was calculated based on development standards for each zone and the availability of services.

Development Standards

Table 1 summarizes residential development standards as established by the Stanislaus County Zoning Ordinance. Minimum parcel sizes are related to the availability of services. Maximum dwelling unit capacity ranges from 4.4 dwelling units per acre in R-A to 25 dwelling units per acre in R-3, H-1 and C-1 zones.

Development standards for each P-D district are established by the development plan approved by the Board of Supervisors and maximum density is determined by the land use designation. Most P-D districts are designated for low-density residential use, with a maximum dwelling unit capacity of 5.8 units per acre when public sewer and water are available.

Limited residential development also is permitted in agricultural zones, with density standards ranging from one dwelling per three acres in A-2-3 areas to two dwellings on any parcel of 20 acres or more.

TABLE 1

RESIDENTIAL DEVELOPMENT STANDARDS

	Minimum Parcel Size			
Zone	**Public Sewer AND Water**	**Public Sewer OR Water**	**Well and Septic Tank**	**Maximum D.U. Capacity Per Acre***
R-A	8,000 sq. ft.	20,000 sq. ft.	1 acre	4.4
R-1	6,000 sq. ft.	20,000 sq. ft.	1 acre	5.8
R-2	6,000 sq. ft.	20,000 sq. ft.	1 acre	11.6
R-3	6,000 sq. ft.	20,000 sq. ft.	1 acre	25.0
P-D	---------- Established by development plan ----------			
H-1	6,000 sq. ft.	---	---	25.0
C-1	6,000 sq. ft.	---	---	25.0

Source: Stanislaus County Zoning Ordinance

* After allowing 20% of gross acreage for roads, etc.

Assumptions

The following assumptions were made in calculating maximum dwelling unit capacity:

1. Size of parcel

   In most cases, calculations were based on the existing parcel size. However, the maximum number of allowable partitions were figured for parcels in agricultural zones. For example, a 9-acre parcel in an A-2-3 zone could be partitioned into three 3-acre parcels, each of which would be allowed one dwelling unit. As a result, the parcel was given a maximum dwelling unit capacity of three. In other zones, it was assumed that no partitioning would occur.

2. Zoning

   Calculation of maximum dwelling unit capacity was based on existing zoning even when zone changes that would allow higher density development were foreseeable. For example, a 3-acre parcel zoned A-2-3 and designated Urban Transition was given a capacity of one dwelling unit, even though higher density development probably could occur through rezoning.

3. Availability of Services

   Calculations generally were based on the existing availability of public facilities and services, even though community plans are underway for sewer expansions or similar improvements. An exception was made for the community of Denair, where lack of sewer capacity has halted development, but the community services district is committed to improving and expanding the system.

The overall result of using the assumptions above is to provide a conservative estimate of residential development potential.

Note: Square footage and acreages of individual parcels are approximate figures.

Findings

Table 2 summarizes the findings of the 1990 land inventory and analysis of public services in the unincorporated communities of Stanislaus County. Currently, approximately 2,148 acres are available for residential development. Based on existing zoning and current availability of services, this acreage will support up to 5,306 dwelling units including 899 multi-family units in R-3 and H-1 zones.

The Stanislaus Area Association of Government's Housing Needs Report projects that 2,206 new housing units will be needed to accommodate the increased population in the unincorporated area of Stanislaus County through June 30, 1997. This total new construction need of 2,206 units includes 904 units for very low- and low-income residents. These needs are best satisfied by the construction of multi-family units or the placement of mobile homes. Since mobile homes on individual parcels are allowed on any single-family lots, there is ample potential for mobile home placement in the County. Similarly, up to 899 multi-family units potentially can be developed in existing R-3 and H-1 zones.

Overall, the County's residential development potential of 5,306 units more than satisfies the projected new construction need of 2,206 units. No change in County land use policy is necessary to meet the housing demand forecast by SAAG.

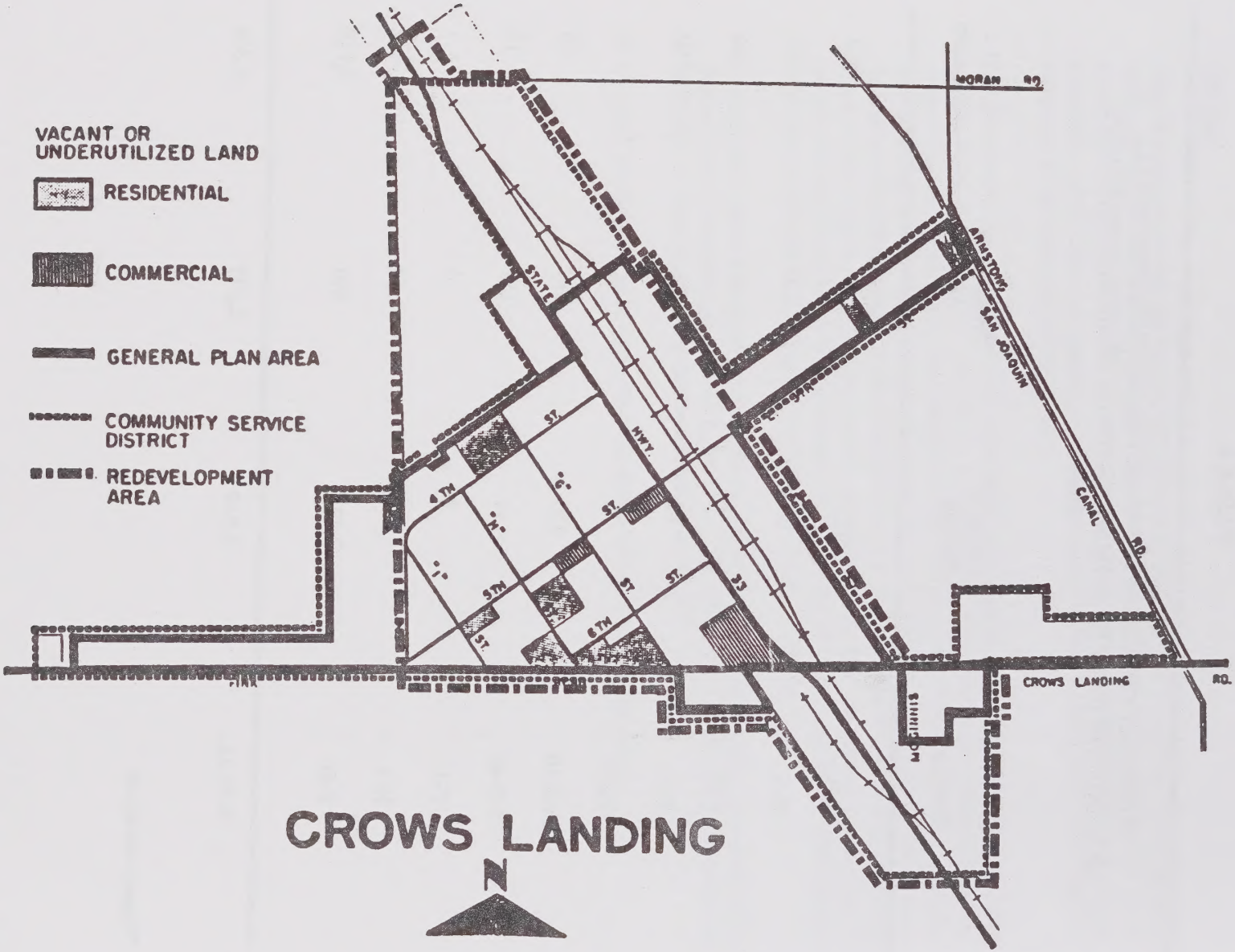
Detailed findings for each study area are presented in the following pages.

TABLE 2

SUMMARY OF RESIDENTIAL DEVELOPMENT POTENTIAL IN UNINCORPORATED COMMUNITIES OF STANISLAUS COUNTY 1990

Zoning	Number of Parcels	Number of Acres	D.U. Capacity
R-A	271	367	820
R-1	65	51	263
R-2	4	5	54
R-3	14	22	560
A-2-3	6	28	10
A-2-10	136	640	95
A-2-40	11	159	14
C-1	1	.1	1
H-1	10	14	339
P-D	2,431	891	3,150
TOTAL	**2,949**	**2,177**	**5,306**

*Figures rounded off

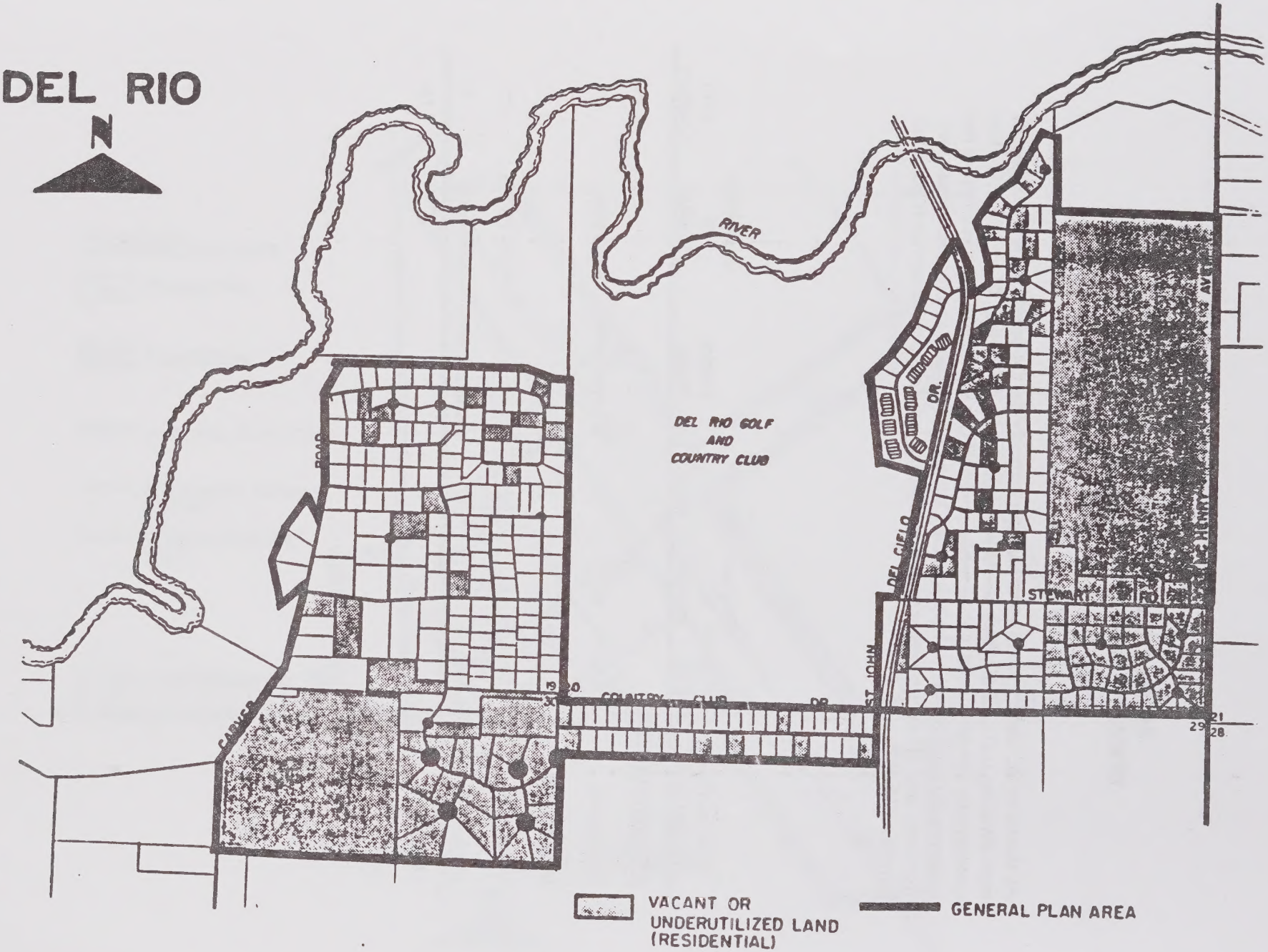

VACANT OR
UNDERUTILIZED LAND
RESIDENTIAL
COMMERCIAL
GENERAL PLAN AREA
COMMUNITY SERVICE
DISTRICT
REDEVELOPMENT
AREA
MORAN RD.
STATE
HWY.
4TH
5TH
6TH
ST.
"G"
"H"
"I"
23
ARMSTRONG
SAN JOAQUIN
CANAL
RD.
CROWS LANDING
RD.
MOCHIN
FINK
CROWS LANDING
N

RESIDENTIAL DEVELOPMENT POTENTIAL IN CROWS LANDING, BASED ON EXISTING ZONING 1990

As shown on the chart below, Crows Landing currently has the potential for developing 16 more dwelling units, all of which would be single-family dwellings. Water is provided by a community service district, but no public sewer service is available. Crows Landing has a community plan and the entire community has been designated as a redevelopment area. However, until the existing water system is improved and public sewer service is provided, growth will be minimal.

General Plan Designation	Zoning	Number of Parcels	Number of Acres	Density Range	Availability of Services	D.U. Capacity
RESIDENTIAL						
Low Density	R-A	15	3	0-4 units/acre	water/septic	15
OTHER USES						
Commercial	C-2	4	1	----	water/septic	----
Agricultural	A-2-40	1	1	0-2 units/parcel	water/septic	1
TOTAL:						16

DEL RIO


N
RIVER
DEL RIO GOLF
AND
COUNTRY CLUB
DR.
DEL CIELO
ST. JOHN
STEWART
RD.
McHENRY
AVE.
CARVER
ROAD
COUNTRY CLUB DR.
19
20
30
21
29
28
VACANT OR
UNDERUTILIZED LAND
(RESIDENTIAL)
GENERAL PLAN AREA

RESIDENTIAL DEVELOPMENT POTENTIAL IN DEL RIO, BASED ON EXISTING ZONING 1991

Del Rio is an exclusive community in Stanislaus County with a potential dwelling unit capacity of 248 dwelling units. These dwelling units would be serviced by Del Este water and package treatment facilities. Del Rio has a community plan, which is being updated.

General Plan Designation	Zoning	Number of Parcels	Number of Acres	Density Range	Availability of Services	D.U. Capacity
RESIDENTIAL						
Low Density	R-A	154	125	0-4 units/acre	water/septic	154
Low Density	R-1	2	1	0-5 units/acre	water/septic	2
P-D	P-D	92	85	----	water/septic	92
TOTAL:						248

NOTE: Data for Del Rio has been updated to include Del Rio Ranch Subdivision and Del Rio Vista Subdivision, which were approved September 17, 1991 and September 24, 1991, respectively, by the Board of Supervisors.

VACANT OR
UNDERUTILIZED LAND

RESIDENTIAL

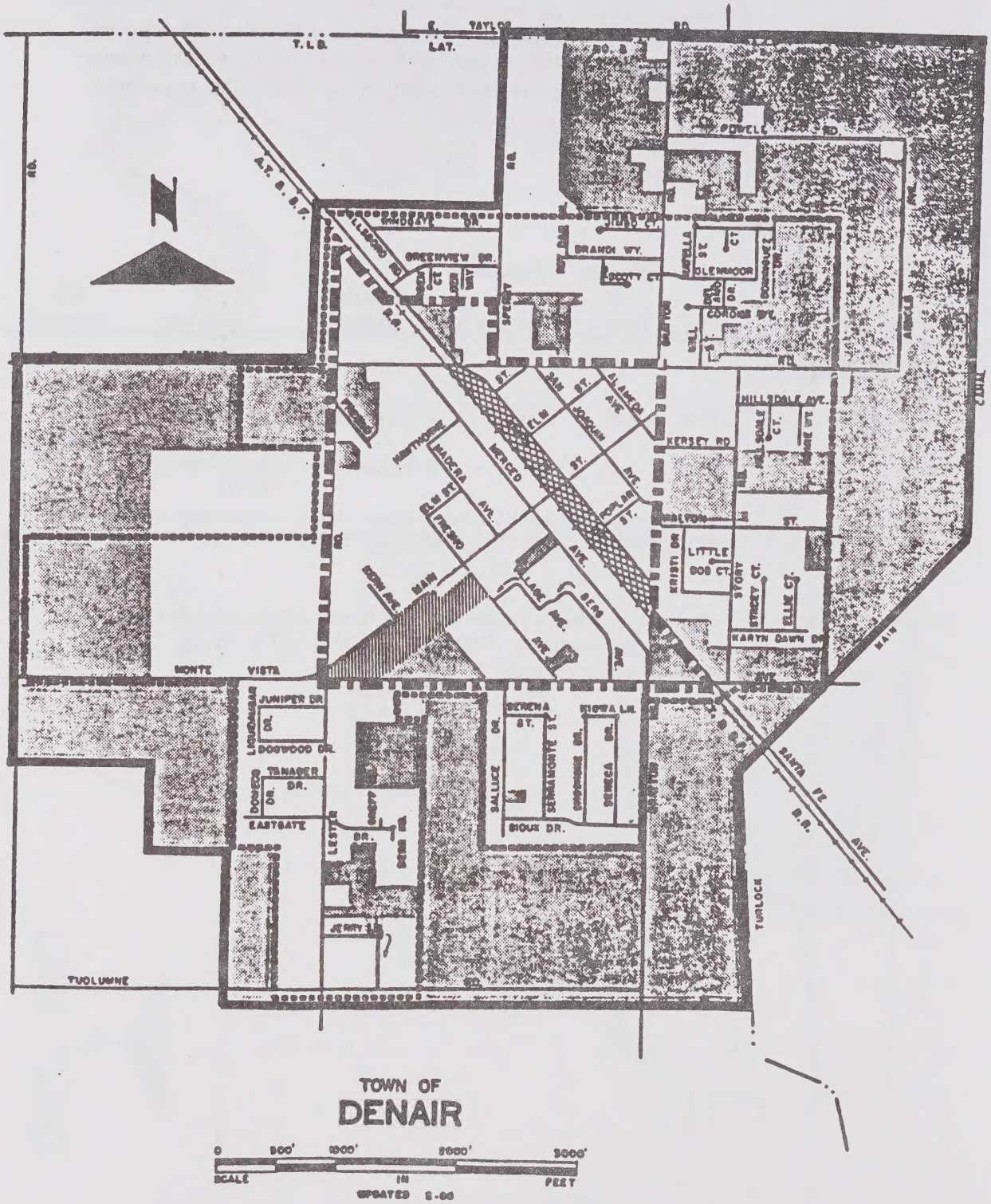
COMMERCIAL

INDUSTRIAL

GENERAL PLAN AREA

COMMUNITY SERVICE DISTRICT

REDEVELOPMENT AREA



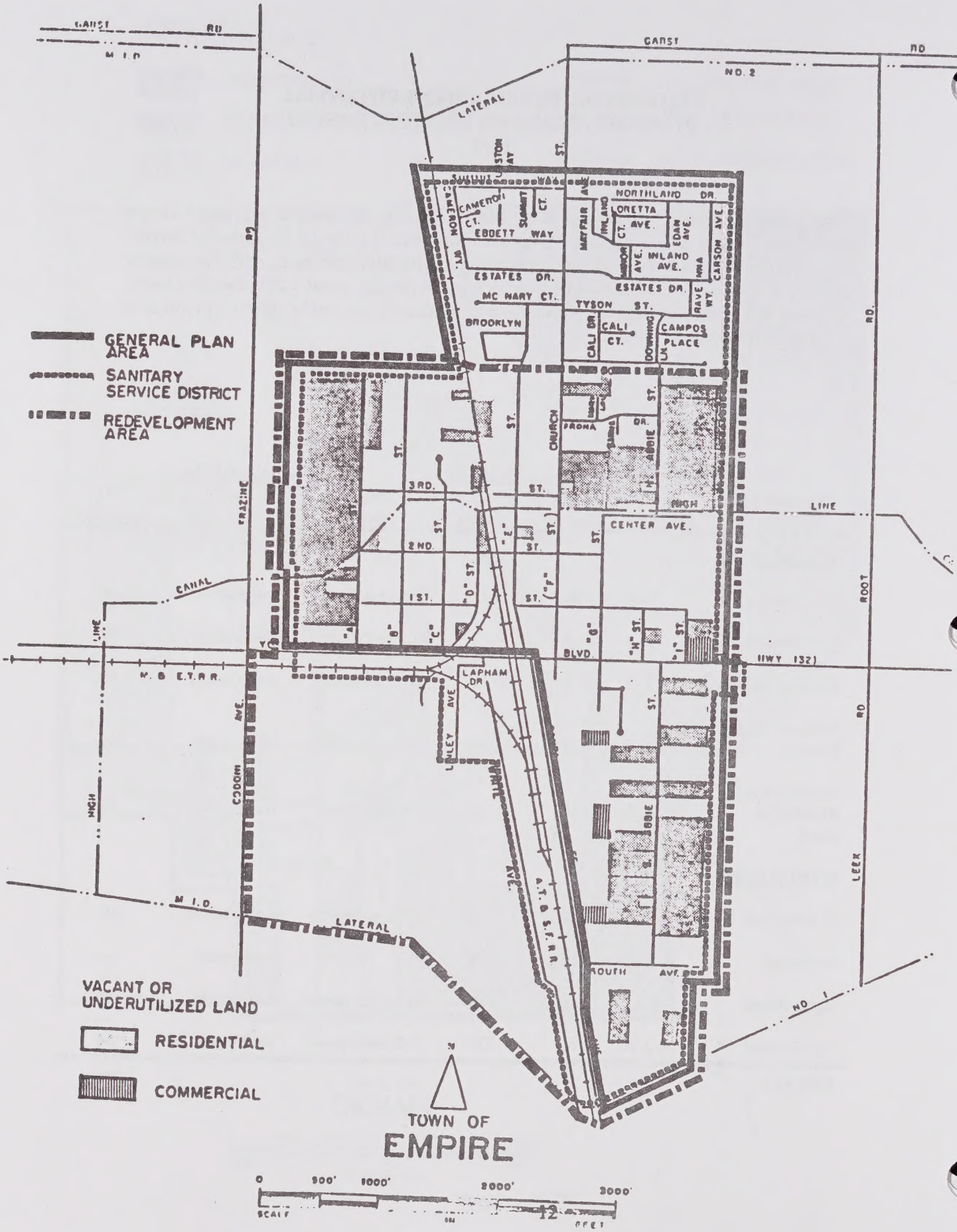
TOWN OF
DENAIR

0 500' 1000' 2000' 3000'
SCALE IN FEET
UPDATED 2-00

RESIDENTIAL DEVELOPMENT POTENTIAL IN DENAIR, BASED ON EXISTING ZONING 1990

Development in Denair is presently at a standstill because the sewer interceptor between Denair and Turlock is at maximum capacity. However, the Denair Community Service District is actively pursuing means to finance a second parallel interceptor. If the interceptor capacity is increased, Denair will be able to support an additional 1,266 dwelling units, including 469 multi-family units. Denair has a community plan and a redevelopment area in the central section of town.

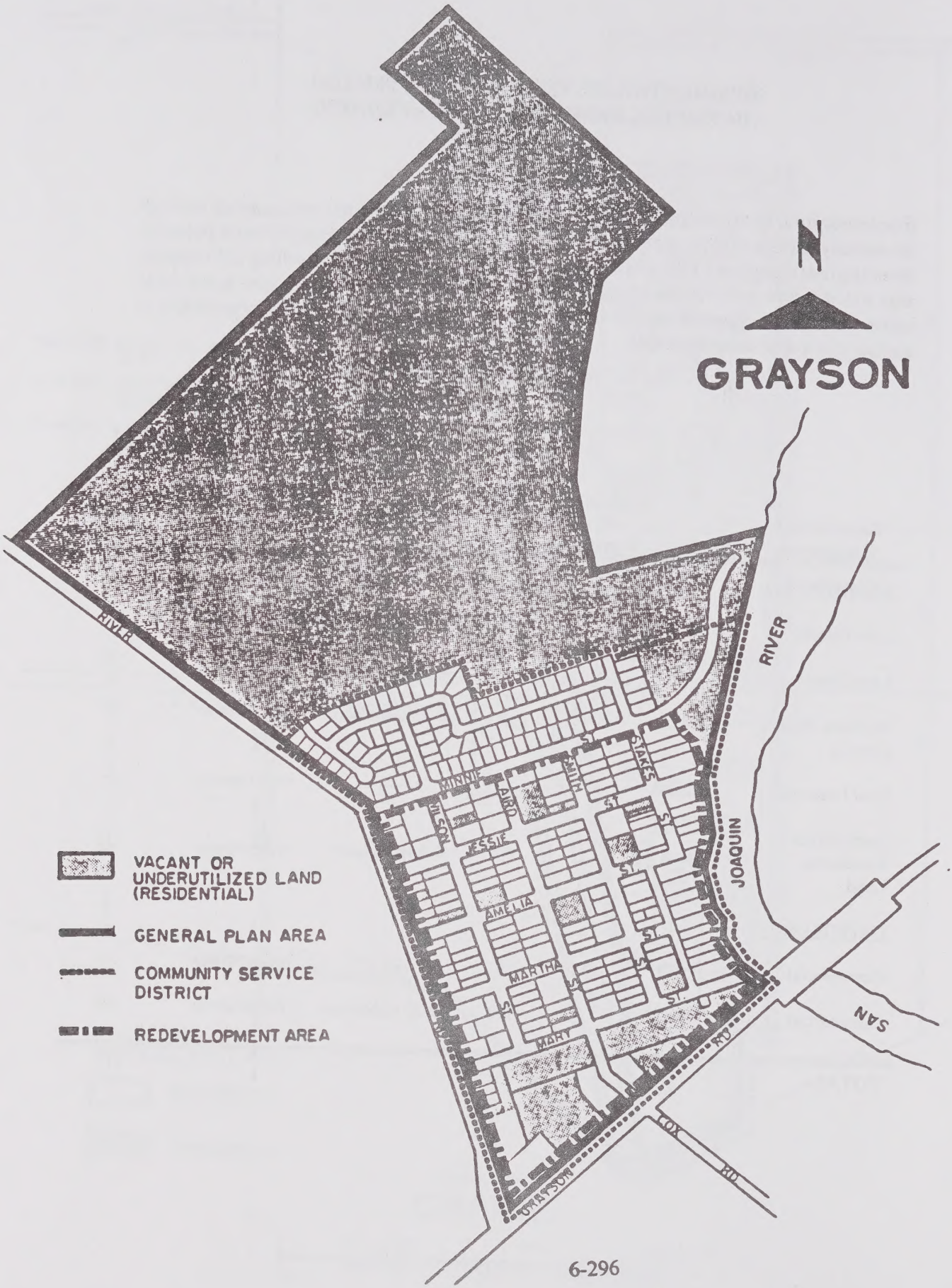
General Plan Designation	Zoning	Number of Parcels	Number of Acres	Density Range	Availability of Services	D.U. Capacity
RESIDENTIAL						
Low Density	R-A	36	111	0-4 units/acre	water/sewer	444
Low Density	R-1	3	2	0-5 units/acre	water/sewer	10
Medium Density	R-2	3	3	0-14 units/acre	water/sewer	43
Medium-High Density	R-3	3	19	0-25 units/acre	water/sewer	469
Underutilized Residential Land	R-A	10	10	0-4 units/acre	water/sewer	36
OTHER USES						
Commercial	H-1	2	8	0-25 units/acre	water/sewer	200
Industrial	P-D	1	4	----	well/septic	----
Agricultural	A-2-3	6	28	0-2 units/parcel	well/septic	10
Agricultural	A-2-10	50	338	0-2 units/parcel	well/septic	54
TOTAL:						1,266


GENERAL PLAN AREA
SANITARY SERVICE DISTRICT
REDEVELOPMENT AREA
VACANT OR UNDERUTILIZED LAND
RESIDENTIAL
COMMERCIAL
TOWN OF
EMPIRE
CARST RD
M.I.D.
LATERAL
NO. 2
NORTHLAND DR.
ORETTA AVE.
INLAND AVE.
ESTATES DR.
MC NARY CT.
TYSON ST.
BROOKLYN
CALI CT.
CAMPOS PLACE
CAMERON CT.
EBDETT WAY
SUMMIT CT.
CHURCH
FRONA
ABBIE
HIGH
CENTER AVE.
3RD.
2ND.
1ST.
"A"
"B"
"C"
"D" ST.
"E"
"F"
"G"
"H" ST.
"I" ST.
BLVD.
HWY 132
LAPHAM DR.
LANLEY AVE
M.S.E.T.R.R.
A.T.&S.F.R.R.
SOUTH AVE.
CODDON AVE.
FRAZINE RD.
ROOT RD.
LEEK RD.
CANAL
LINE
NO. 1
SCALE
0
500'
1000'
2000'
3000'
FEET

RESIDENTIAL DEVELOPMENT POTENTIAL IN EMPIRE, BASED ON EXISTING ZONING 1990

Empire receives its water from the Del Este Water Company and its sewer service through its sanitary service district on contract with the City of Modesto. Empire has a potential dwelling unit capacity of 117, plus 69 acres of underutilized land. No dwelling unit capacity was stated for the underutilized land because, if developed, it is not clear how many units could be created. Empire has no community plan; most of the existing community is included in a redevelopment area.

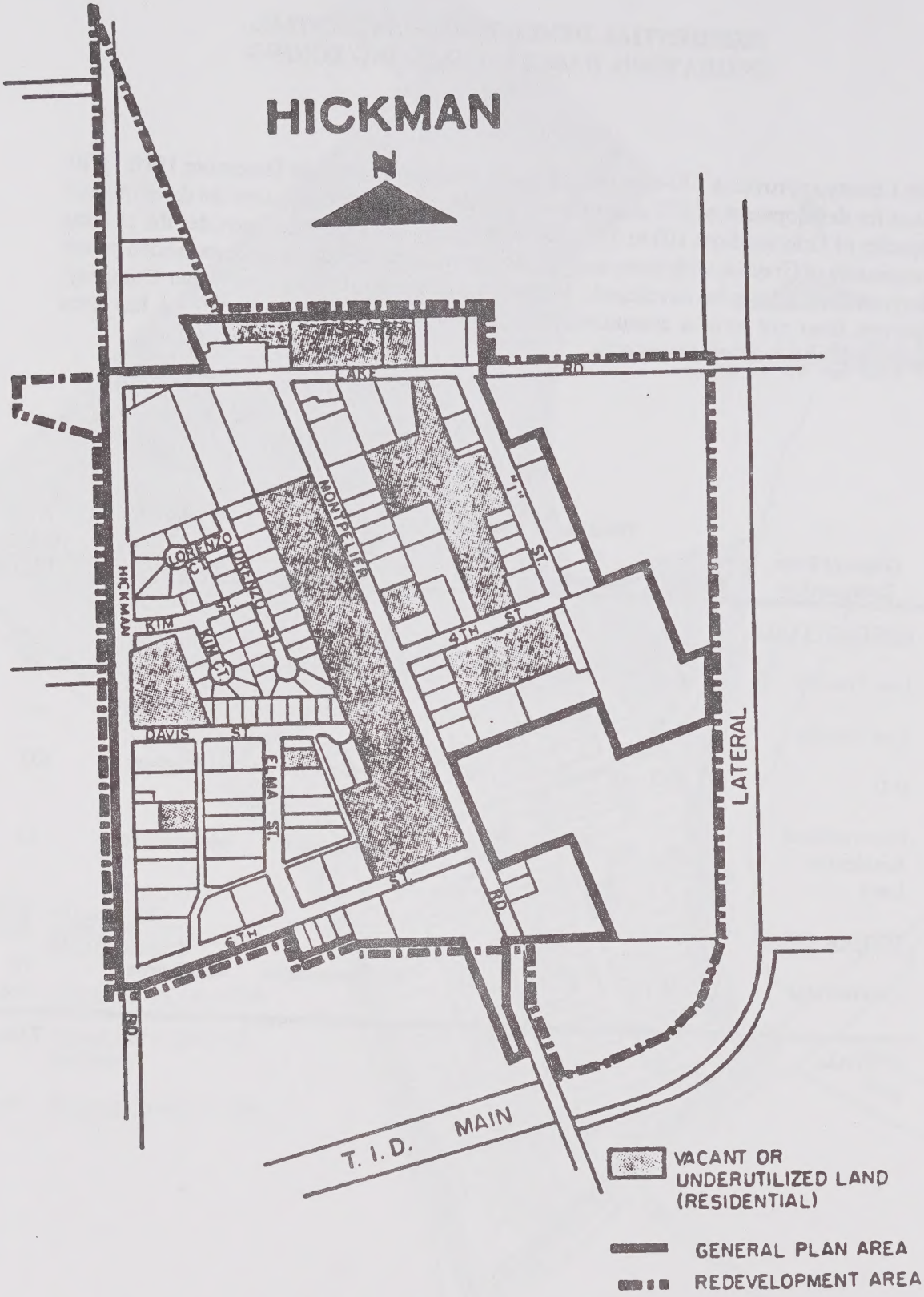
General Plan Designation	Zoning	Number of Parcels	Number of Acres	Density Range	Availability of Services	D.U. Capacity
RESIDENTIAL						
Low Density	R-A	7	12	0-4 units/acre	water/sewer	51
Low Density	R-1	6	5	0-5 units/acre	water/sewer	29
Medium-High Density	R-3	1	.5	0-25 units/acre	water/sewer	14
Low Density	P-D	1	.1	----	water/sewer	---
Underutilized Residential Land	R-A	---	69	0-4 units/acre	water/sewer	---
OTHER USES						
Commercial	C-2	1	.2	----	water/sewer	---
Commercial	H-1	1	0.9	0-25 units/acre	water/sewer	23
TOTAL:						117


N
GRAYSON
RIVER
JOAQUIN
SAN
COX RD
GRAYSON
MARY
MARTHA
AMELIA
JESSIE
WILSON
MINNIE
LARO
PAULA
OAKES
VACANT OR UNDERUTILIZED LAND (RESIDENTIAL)
GENERAL PLAN AREA
COMMUNITY SERVICE DISTRICT
REDEVELOPMENT AREA

RESIDENTIAL DEVELOPMENT POTENTIAL IN GRAYSON, BASED ON EXISTING ZONING 1990

The County approved a 170-acre project called Grayson Park III in December 1990. With plans for development of 633 single-family homes, this project increases the dwelling unit capacity of Grayson from 103 to 736. The community service district provides the existing community of Grayson with sewer service; however, sewer service must be expanded before Grayson Park III can be developed. Water is provided by the Del Este Water Company. Grayson does not have a community plan; however, the older part of town has been designated as a redevelopment area.

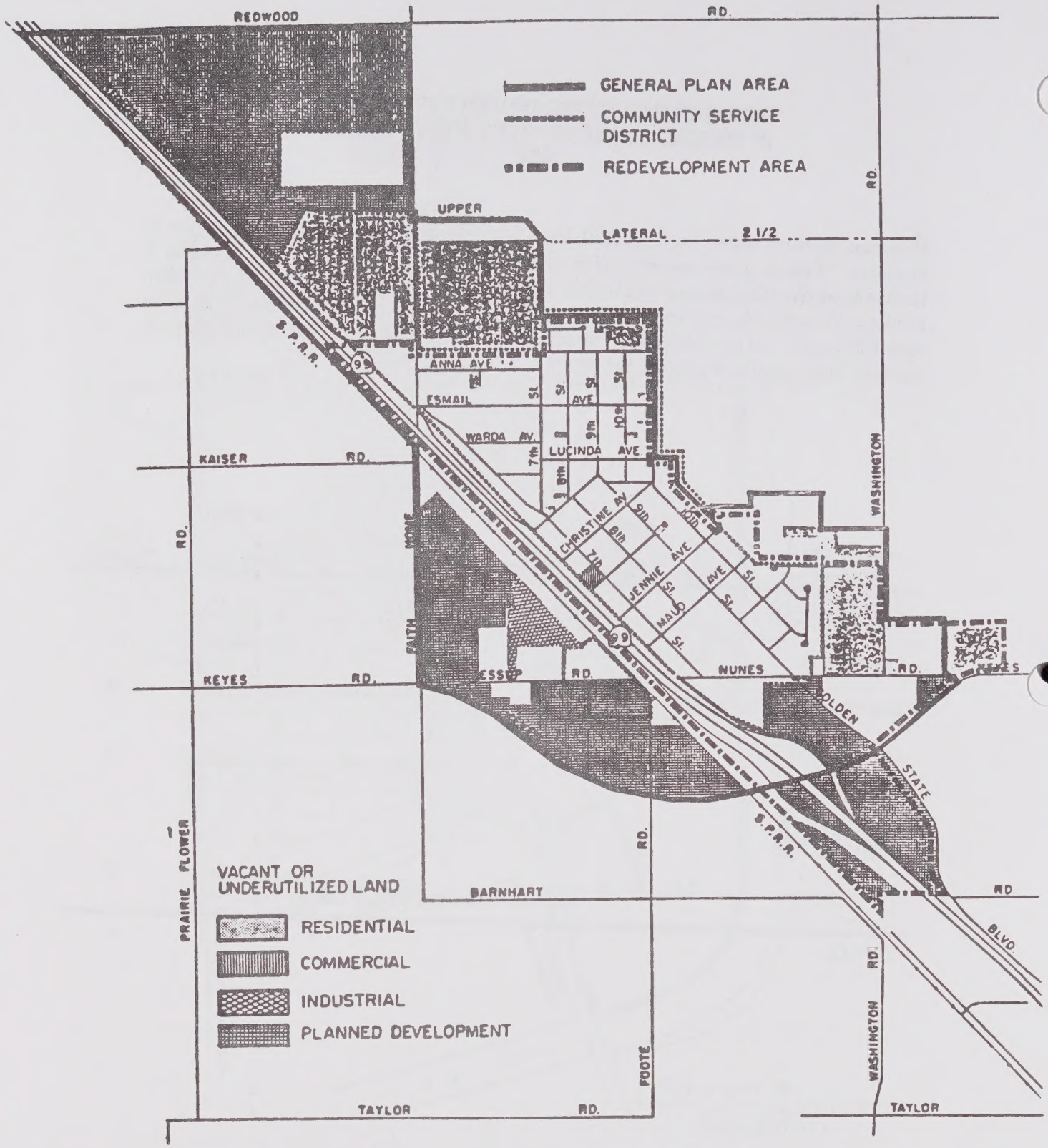
General Plan Designation	Zoning	Number of Parcels	Number of Acres	Density Range	Availability of Services	D.U. Capacity
RESIDENTIAL						
Low Density	R-1	9	2	0-5 units/acre	water/sewer	15
Low Density	P-D	2	9	----	water/sewer	----
P-D	P-D	---	170	----	water/sewer	633
Underutilized Residential Land	R-1	5	2	0-5 units/acre	water/sewer	13
OTHER USES						
Commercial	H-1	2	3	0-25 units/acre	water/sewer	75
TOTAL:						736


HICKMAN
N
LAKE
RD.
MONTPELIER
"I"
ST.
LORENZO
CT.
LORENZO
ST.
HICKMAN
KIM
ST.
KIM
CT.
4TH
ST.
DAVIS
ST.
ELMA
ST.
ST.
RD.
6TH
RD.
LATERAL
T. I. D.
MAIN
VACANT OR
UNDERUTILIZED LAND
(RESIDENTIAL)
GENERAL PLAN AREA
REDEVELOPMENT AREA

RESIDENTIAL DEVELOPMENT POTENTIAL IN HICKMAN, BASED ON EXISTING ZONING 1990

Hickman receives water from the Del Este Water Company, but no sewer service is available. Without public sewer service, Hickman's residential dwelling unit potential is limited to 61 dwelling units on lots big enough to support septic tanks. One major problem for the town is that there is not enough water for fire protection. The community needs at least 1,000 gpm, and currently cannot get that amount. Hickman has a community plan and has been designated as a redevelopment area.

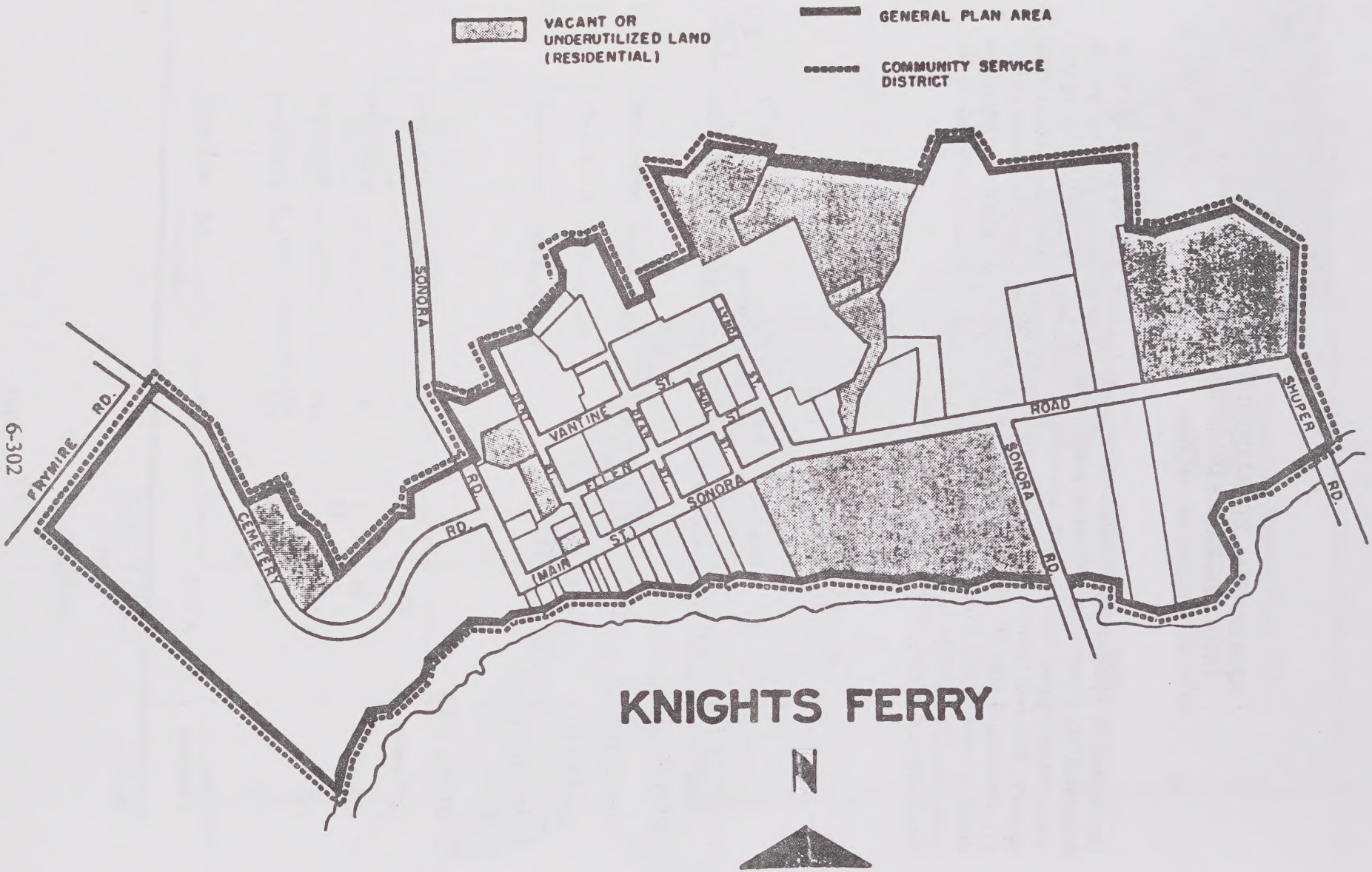
General Plan Designation	Zoning	Number of Parcels	Number of Acres	Density Range	Availability of Services	D.U. Capacity
RESIDENTIAL						
Low Density	R-A	8	11	0-4 units/acre	water/septic	22
Low Density	R-1	1	2	0-5 units/acre	water/septic	4
Underutilized Residential Land	R-A	1	2	0-4 units/acre	water/septic	4
OTHER USES						
P-D	P-D	1	15	----	water/septic	31
TOTAL:						61


GENERAL PLAN AREA
COMMUNITY SERVICE DISTRICT
REDEVELOPMENT AREA
VACANT OR UNDERUTILIZED LAND
RESIDENTIAL
COMMERCIAL
INDUSTRIAL
PLANNED DEVELOPMENT
REDWOOD RD.
UPPER LATERAL 2 1/2
KAISER RD.
KEYES RD.
TAYLOR RD.
BARNHART RD
NUNES RD.
ESSOP RD.
ANNA AVE.
ESMAIL AVE.
WARDA AV.
LUCINDA AVE.
CHRISTINE AV.
JENNIE AVE.
MAUD AVE.
S.P.R.R.
99
HOME RD.
FAITH RD.
PRAIRIE FLOWER RD.
FOOTE RD.
WASHINGTON RD.
GOLDEN STATE BLVD.
KEYES

RESIDENTIAL DEVELOPMENT POTENTIAL IN KEYES, BASED ON EXISTING ZONING 1990

The community of Keyes has a considerable amount of vacant land, including 291 acres designated P-D. However, these lands are planned for commercial or industrial development in the community plan and, as a result, are not considered to have any potential dwelling unit capacity. With both public water and sewer available, Keyes has a dwelling unit capacity of 131, including 26 units of multi-family housing in areas zoned R-3. The community service district's water supply is ample; however, the sewer system needs a larger sewer line connection from Keyes to the Turlock treatment center. Keyes is included in the redevelopment project, and has a community plan.

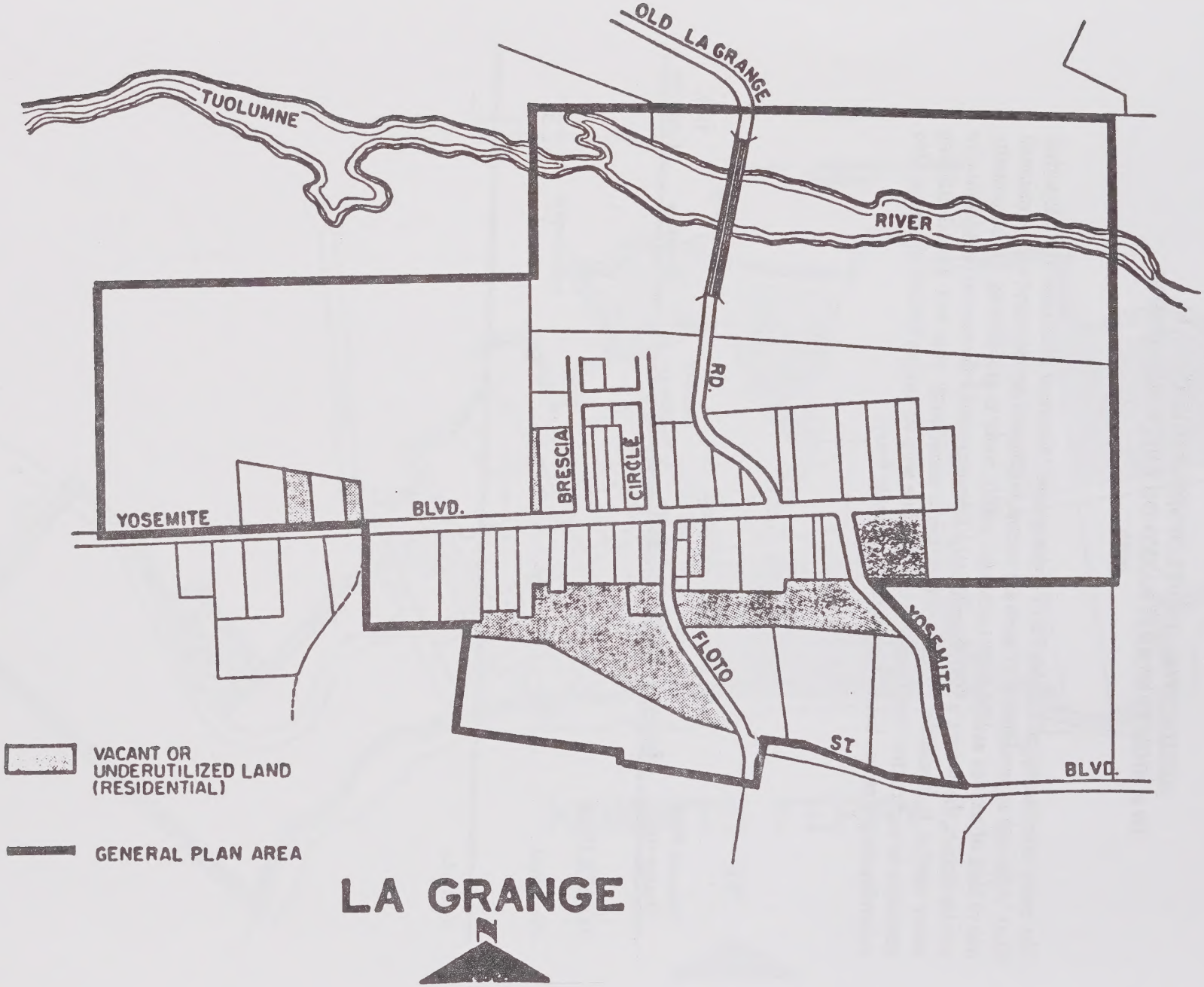
General Plan Designation	Zoning	Number of Parcels	Number of Acres	Density Range	Availability of Services	D.U. Capacity
RESIDENTIAL						
Low Density	R-A	2	12	0-4 units/acre	water/sewer	52
Low Density	R-1	8	6	0-5 units/acre	water/sewer	29
Medium-High Density	R-3	2	1	0-25 units/acre	water/sewer	26
OTHER USES						
Commercial	H-1	1	.6	0-25 units/acre	water/sewer	16
Industrial	M	1	9	----	water/sewer	---
P-D	A-2-10	17	179	----	water/sewer	---
P-D	P-D	8	112	----	water/sewer	---
Urban Transition	A-2-10		77	0-2 units/parcel	well/septic	8
TOTAL:						131


VACANT OR UNDERUTILIZED LAND (RESIDENTIAL)
GENERAL PLAN AREA
COMMUNITY SERVICE DISTRICT
SONORA
RD.
FRYMIRE
RD.
CEMETERY
RD.
VANTINE
ST.
ALLEN
ST.
MAIN
ST.
SONORA
ROAD
SONORA
RD.
SHUPER
RD.
KNIGHTS FERRY
N

RESIDENTIAL DEVELOPMENT POTENTIAL IN KNIGHTS FERRY, BASED ON EXISTING ZONING 1990

The entire community of Knights Ferry is designated Historical and zoned HS (Historical Site). Although approximately 37 acres are vacant, residential development will be minimal due to lack of service availability. Although public water is provided by the community service district, the district's 30,000-gallon tank is inadequate for the current population. No sewer service is available. Knights Ferry has a community plan and special building standards to ensure that development is compatible with its unique historic character. No redevelopment area has been designated for Knights Ferry.

General Plan Designation	Zoning	Number of Parcels	Number of Acres	Density Range	Availability of Services	D.U. Capacity
OTHER USES						
Historical	H-S	13	37	----	water/septic	---
TOTAL:						---

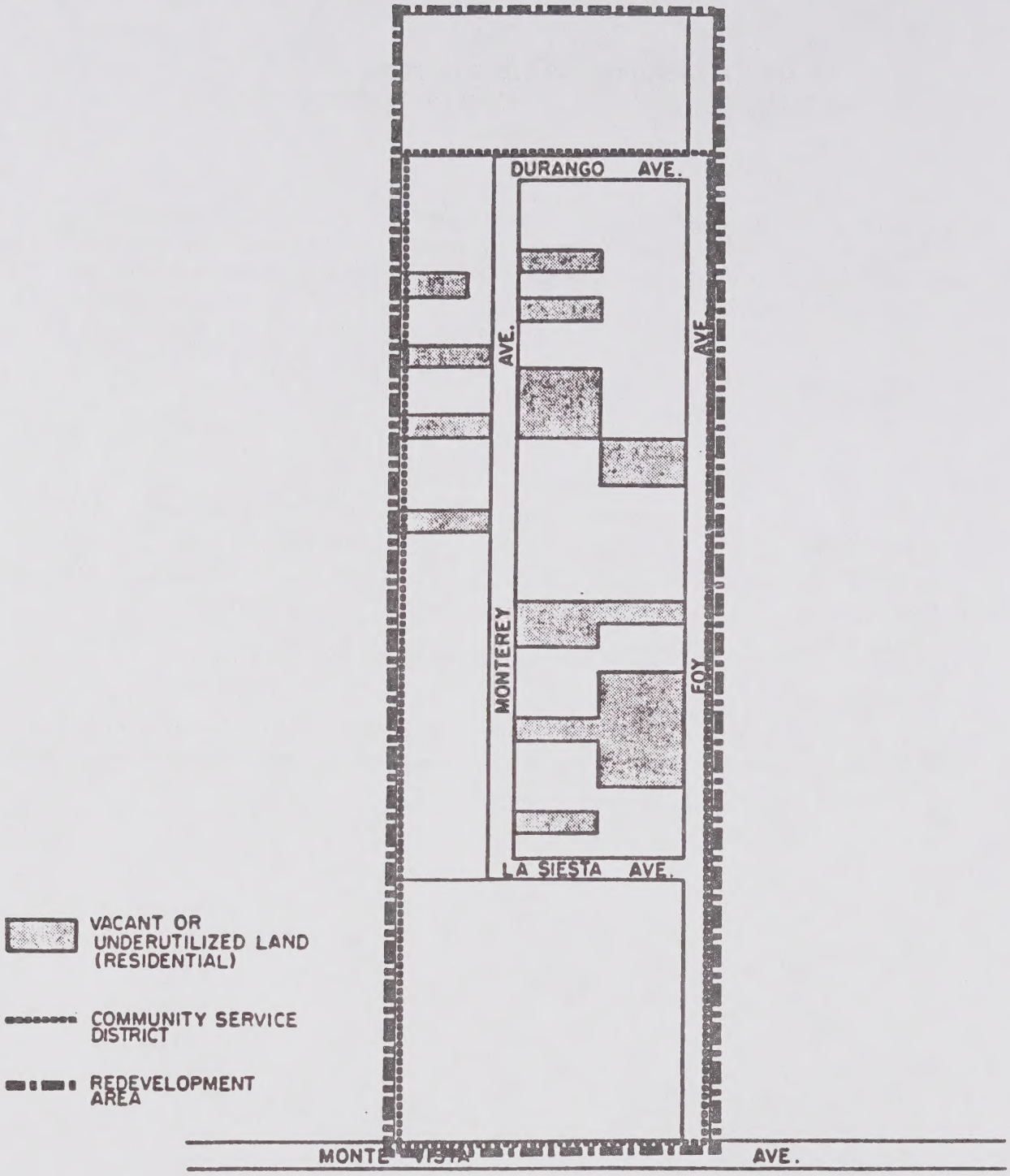

OLD LA GRANGE
TUOLUMNE
RIVER
RD.
BRESCIA
CIRCLE
YOSEMITE
BLVD.
FLOTO
YOSEMITE
ST
BLVD.
VACANT OR
UNDERUTILIZED LAND
(RESIDENTIAL)
GENERAL PLAN AREA
N

LA GRANGE

RESIDENTIAL DEVELOPMENT
IN LA GRANGE, BASED ON EXISTING ZONING
1990

The entire community of La Grange is designated Historical and zoned HS (Historical Site). Because the present water delivery system lacks the ability to serve additional customers, residential development will probably be minimal. No public sewer service is available. La Grange has a community plan and special building standards to ensure that development is compatible with its unique historic character. No redevelopment area has been designated.

General Plan Designation	Zoning	Number of Parcels	Number of Acres	Density Range	Availability of Services	D.U. Capacity
OTHER USES						
Historical	H-S	11	11	----	water/septic	---
TOTAL:						---



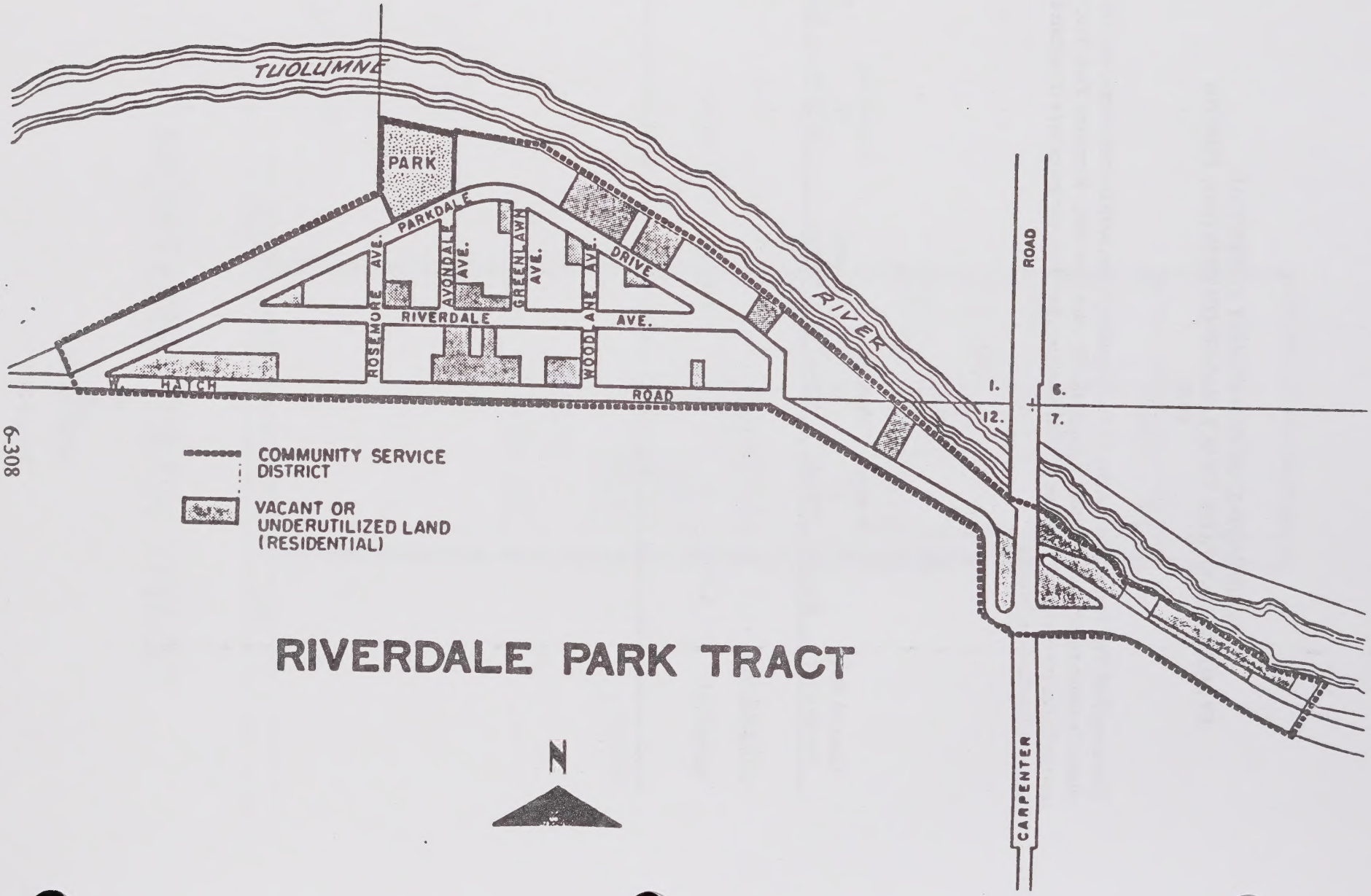
MONTEREY PARK TRACT

N

RESIDENTIAL DEVELOPMENT POTENTIAL IN MONTEREY PARK TRACT, BASED ON EXISTING ZONING 1990

Monterey Park Tract can accommodate 17 more dwelling units, with the community service district's water supply and separate septic tanks for each new unit. Monterey Park Tract currently has no community plan or general plan area; however, the entire area is included in the redevelopment project.

General Plan Designation	Zoning	Number of Parcels	Number of Acres	Density Range	Availability of Services	D.U. Capacity
OTHER USES						
Agricultural	A-2-10	17	5	0-2 units/parcels	water/septic	17
TOTAL:						17

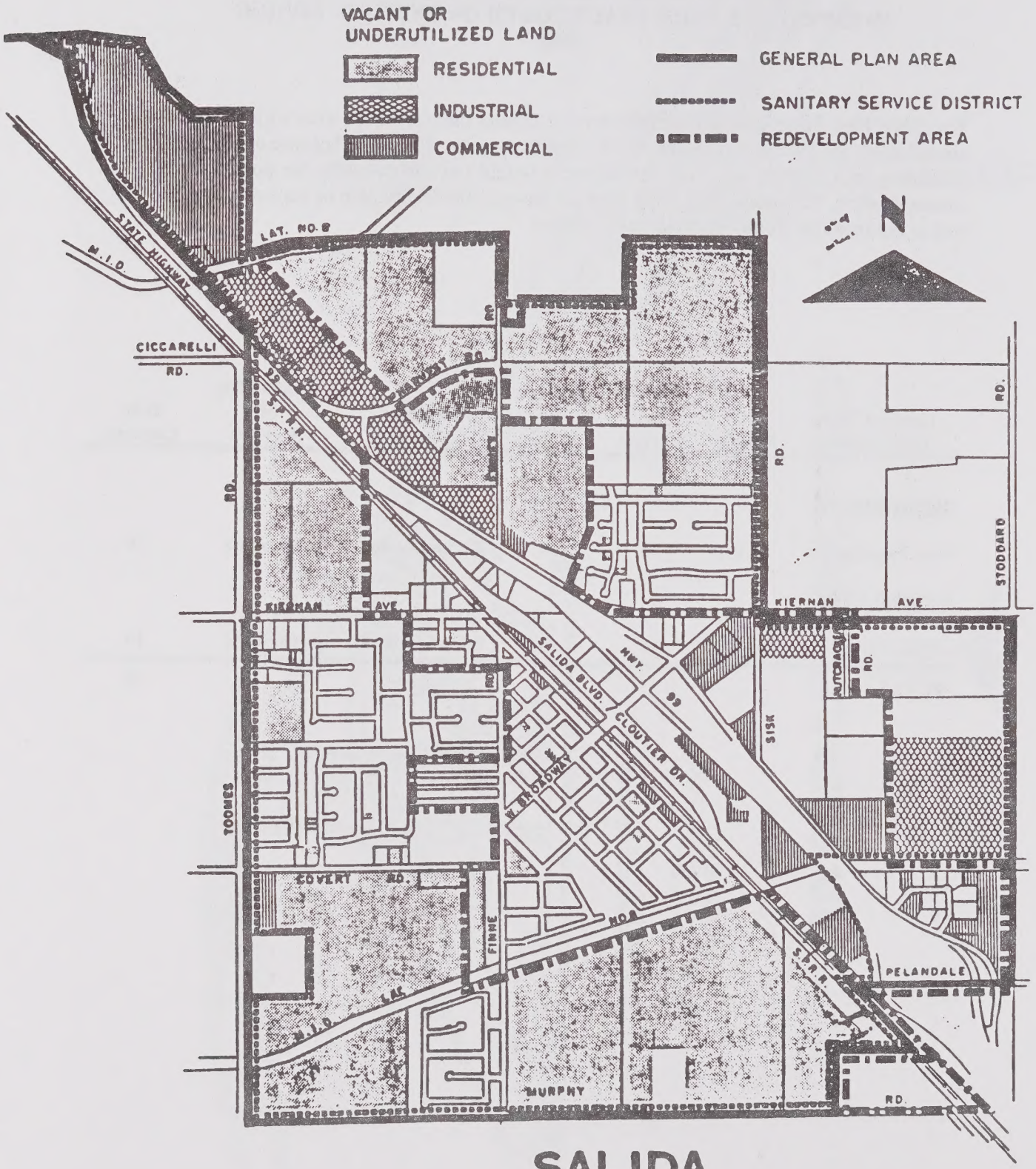


RIVERDALE PARK TRACT

RESIDENTIAL DEVELOPMENT POTENTIAL IN RIVERDALE PARK TRACT, BASED ON EXISTING ZONING 1990

Riverdale Park Tract has a community service district that serves the area with water and would allow the track to expand by 48 new dwelling units. However, because of the tract's proximity to a landfill, any new development would have to consider the possibility of contamination. Riverdale Park Tract does not have a community plan or general plan area, and is not included in the redevelopment project.

General Plan Designation	Zoning	Number of Parcels	Number of Acres	Density Range	Availability of Services	D.U. Capacity
RESIDENTIAL						
Low Density	R-A	36	7	0-4 units/acre	water/septic	38
OTHER USES						
Agricultural	A-2-10	10	2	0-2 units/parcel	water/septic	10
TOTAL:						48

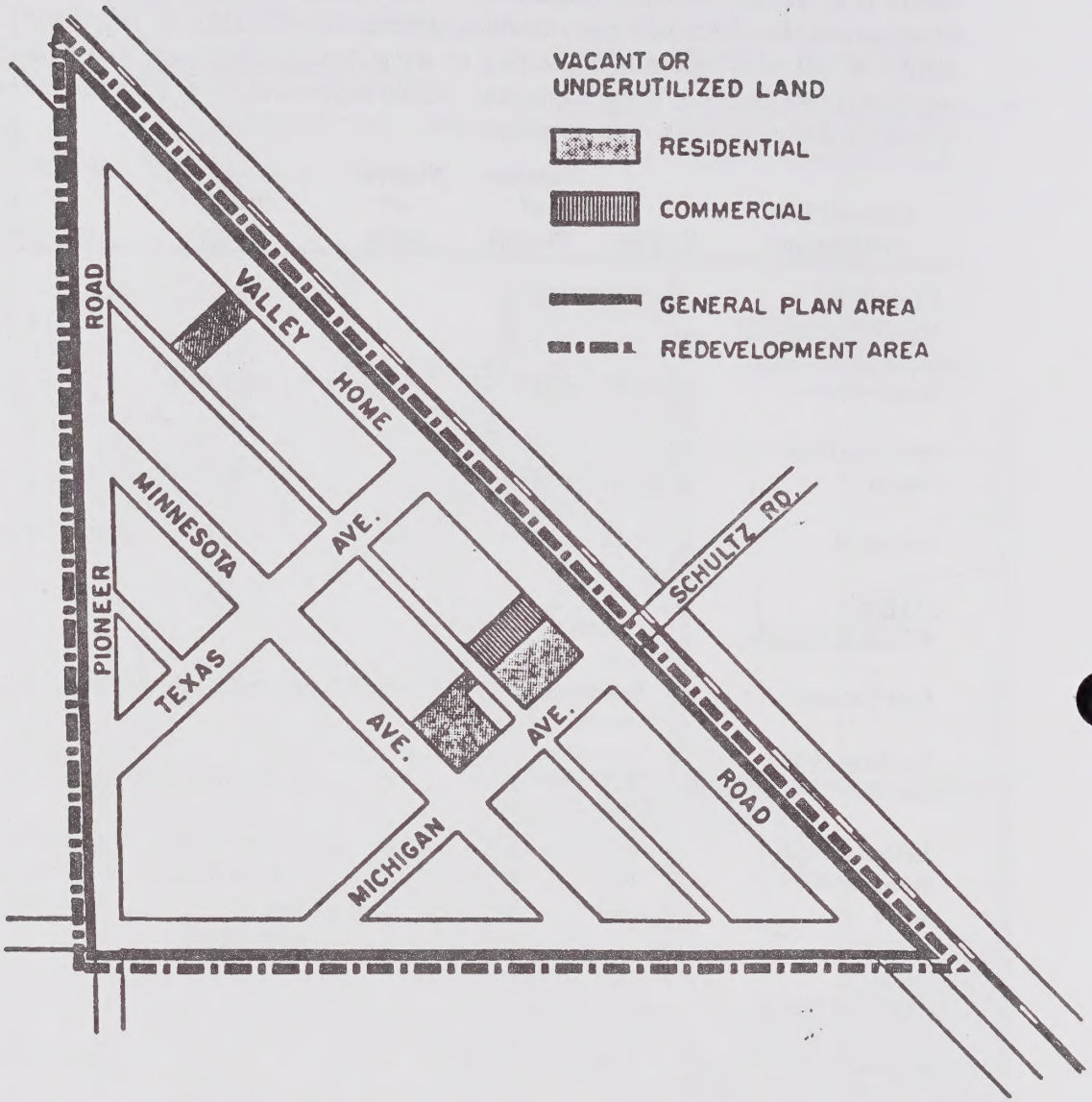

VACANT OR
UNDERUTILIZED LAND
RESIDENTIAL
INDUSTRIAL
COMMERCIAL
GENERAL PLAN AREA
SANITARY SERVICE DISTRICT
REDEVELOPMENT AREA
N
STATE HIGHWAY
M.I.D.
LAT. NO. 8
CICCARELLI
RD.
HARVEST RD.
S.P.R.R.
RD.
KIERNAN
AVE.
SALIDA BLVD.
HWY.
99
CLOVERDALE
W. BROADWAY
TOOMES
COVERT RD.
FINNE
NO. 8
LAT.
M.I.D.
MURPHY
RD.
SISK
AUTOMAL
RD.
PELANDALE
STODDARD
RD.

SALIDA

RESIDENTIAL DEVELOPMENT POTENTIAL IN SALIDA, BASED ON EXISTING ZONING 1990

Salida is a rapidly changing community. With extensive areas approved for planned development, the community has a dwelling unit capacity of 2,515. The community services district of Salida is currently expanding to serve new developments and water is being supplied by the Del Este Water Company. Salida has a community plan and the older part of town is designated as a redevelopment area.

General Plan Designation	Zoning	Number of Parcels	Number of Acres	Density Range	Availability of Services	D.U. Capacity
PLANNED DEVELOPMENT						
Single-Family	P-D	2,245	449	0-5 units/acre	water/sewer	2,245
Medium-High Density	P-D	72	21	7-20 units/acre	water/sewer	149
Industrial	P-D	----	26	----	water/sewer	---
OTHER RESIDENTIAL						
Low Density	R-1	21	10	0-5 units/acre	water/sewer	49
Medium-High Density	R-3	7	1	0-25 units/acre	water/sewer	27
Underutilized	R-1	3	1	0-5 units/acre	water/sewer	6
Residential	R-3	1	.9	0-25 units/acre	water/sewer	24
Land	A-2-10	1	1	0-2 units/parcel	water/sewer	1
OTHER USES						
Commercial	C-2	15	26	----	water/sewer	---
Urban Transition	A-2-40	1	12		well/septic	1
P-D	A-2-10	1	2	0-2 units/parcel	water/sewer	1
P-D	A-2-40	9	146	0-2 units/parcel	water/sewer	12
				0-2 units/parcel		
TOTAL:						2,515



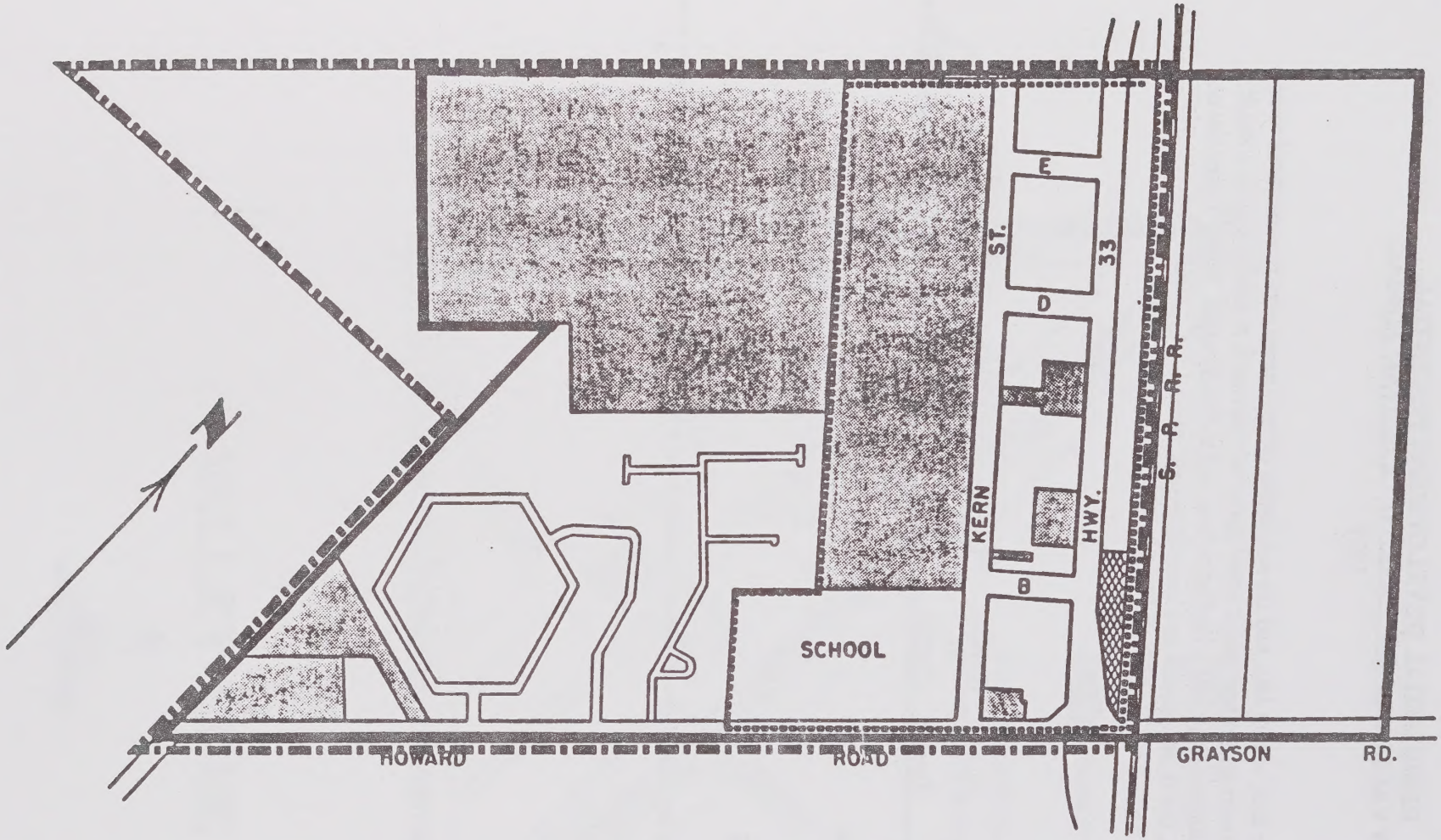
VALLEY HOME

N

RESIDENTIAL DEVELOPMENT POTENTIAL IN VALLEY HOME, BASED ON EXISTING ZONING 1990

Valley Home has four vacant lots, and the remainder of the community is considered to be underutilized. However, neither public water nor sewer service is available and, as a result, potential residential development is limited to four single-family units. Valley Home has no community plan, but is designated as a redevelopment area.

General Plan Designation	Zoning	Number of Parcels	Number of Acres	Density Range	Availability of Services	D.U. Capacity
RESIDENTIAL						
Low Density	R-1	3	.5	0-5 units/acre	well/septic	3
OTHER USES						
Commercial	C-1	1	.1	0-25 units/acre	well/septic	1
TOTAL:						4



GENERAL PLAN AREA

COMMUNITY SERVICE DISTRICT

REDEVELOPMENT AREA

WESTLEY

VACANT OR UNDERUTILIZED LAND

RESIDENTIAL

INDUSTRIAL

RESIDENTIAL DEVELOPMENT POTENTIAL IN WESTLEY, BASED ON EXISTING ZONING 1990

Westley has a community plan and a redevelopment area. The community service district provides the community with water and sewer by contracting with the Stanislaus County Housing Authority, which cannot handle much more increase in use. With the current situation, the community has a dwelling unit capacity of 147 units.

General Plan Designation	Zoning	Number of Parcels	Number of Acres	Density Range	Availability of Services	D.U. Capacity
RESIDENTIAL						
Low Density	R-A	2	5	0-4 units/acre	well/septic	4
Low Density	R-1	4	19	0-5 units/acre	water/sewer	103
Medium Density	R-2	1	2	0-14 units/acre	water/sewer	11
OTHER USES						
Commercial	H-1	4	1	0-25 units/acre	water/sewer	25
P-D	M	1	1	----	water/sewer	---
Agricultural	A-2-10	2	36	0-2 units/parcel	well/sewer	4
TOTAL:						147

APPENDIX G

STANISLAUS COUNTY, CALIFORNIA

Housing Advisory Committee

1992

APPENDIX G

STANISLAUS COUNTY HOUSING ADVISORY COMMITTEE

1992

Apartment Association of Central California

Carl Jevert

Sharon Franco

Building Industry Association of Central California

Dan Thayer

Eileen Lacerte

California Association of the Physically Handicapped, Inc., Chapter 37

Donna Huckabay

Madelyn Amaral

California Rural Legal Assistance

Ricardo Cordova

Cambodian Women's Association

Sophie Karet

Equality Council for Housing Opportunities of Stanislaus

Barbarie Boyette

Habitat for Humanity of Stanislaus County

Ken Kline Smeltzer

Ruth Sesser

Hispanic Chamber of Commerce

Jerry Meza Gonzales

Hispanic Task Force

Miguel Donoso

Herlinda Gonzalez

Modesto Association of Realtors

Fred Miller

City of Modesto Housing Office/Planning and Community Development

Marjorie Blom

Bill Hallissey

Stanislaus Area Association of Governments (SAAG) Citizens Committee

Don Keller

Self-Help Enterprises

Sam Cuellar

STANCO

Darwin Inman, Chairman

Stanislaus County Area Agency on Aging

Lynda Griswold

Stanislaus County Department of Social Services

Dennis Pankratz

Jackie Davis

Stanislaus County Housing Authority

Rich Chubon

Stanislaus County Refugee Forum

Ken Hannigan

City of Turlock Affordable Housing Task Force

Jerry Lynn Rodger

Turlock Housing Office

Larry Rumbeck

U.S.D.A. Farmers Home Administration

Jose E. Guardado

APPENDIX H

STANISLAUS COUNTY, CALIFORNIA

Emergency and Transitional Shelter

Subcommittee Report of Findings and Recommendations

May, 1990

APPENDIX H

EMERGENCY AND TRANSITIONAL SHELTER SUB-COMMITTEE REPORT

OF FINDINGS AND RECOMMENDATIONS

The following report on services for homeless persons in Stanislaus County was published by the Emergency and Transitional Shelter Sub-Committee of the Homeless and Affordable Housing Task Force. The task force was established by United Way to study local housing needs and services and to recommend actions to meet those needs.

EMERGENCY AND TRANSITIONAL SHELTER

SUB-COMMITTEE

REPORT OF FINDINGS AND RECOMMENDATIONS

MAY 9, 1990

INTRODUCTION

The word "homeless" has come to mean more than a person lacking a roof over his or her head. Homeless refers to someone in the throes of extreme uncertainty, who may be living on the streets or in temporary quarters such as an emergency shelter, transitional facility, and/or doubling up in overcrowded conditions. These individuals and families lack the ability to maintain a permanent residence and anchored lifestyle.

It is estimated there are approximately 2,000 "homeless" individuals in Stanislaus County. This figure does not include the 5,984 homeless individuals who received assistance through the AFDC Homeless Assistance Program in F/Y 88/89 or those individuals who received Mentally Ill Homeless assistance.

The Emergency and Transitional Shelter Subcommittee's objective was to identify the gaps that exist in services currently provided to the "homeless" population in Stanislaus County, and make recommendations that would eliminate these gaps.

CURRENT SITUATION

The following facilities provide shelter for Stanislaus County's homeless population:

Men's Gospel Mission (30 beds; 85 person capacity) - provides temporary shelter for single, male adults; stay limited to 7 consecutive days, must be out at least 3 days before re-entry.

Women's Mission (15 beds; 38 person capacity) - provides temporary shelter for single women and women with children; stay is limited to 14 days but may be extended dependent on the situation.

Stanislaus Women's Refuge Center (15 person capacity) - provides temporary shelter for battered women and children stays; range anywhere up to 30 days.

Tything Place (7 person capacity) - provides temporary shelter for families with children; stays range up to 30 days.

Hutton House (6 person capacity) - provides temporary shelter for teenagers involved in family crisis or conflict situation; stays may range anywhere up to 15 days.

There are also programs that offer cash or vouchers to homeless individuals and families, enabling them to secure temporary shelter. The following are financial assistance programs available in Stanislaus County:

AFDC Homeless Assistance Program (HAP) - provides temporary shelter for families eligible to receive AFDC; benefits paid for 21 days, 28 days with extenuating circumstances as defined by the Department of Social Services.

Community Temporary Shelter Service (CTSS) - provides temporary shelter for single parents with children and the mentally ill homeless; stay is temporary until other more permanent accommodations can be found. Contracts with the Department of Social Services to find temporary shelter for the AFDC HAP and receives a block grant to find shelter for the Mentally Ill Homeless Program.

Mentally Ill Homeless Program - provides shelter for the mentally ill. Stays of 3 to 7 days are based on need; many individuals are then placed in board and care facilities. Program is administered by the Stanislaus County Mental Health Department.

TRANSITIONAL HOUSING

Stanislaus County has no transitional housing available for single adults or families.

The goal of transitional housing is to remove the basis of homelessness (i.e., lack of sufficient income for self support). Shelter is provided for an extended period of time (perhaps as long as 18 months) and generally includes integration with other social service and counseling programs to assist in the individual's or family's transition to self-sufficiency through the acquisition of a permanent income and housing.

EMERGENCY AND TRANSITIONAL SHELTER

The committee has determined that the following services are either nonexistent or inadequate for servicing the needs of homeless individuals and families in both emergency and transitional shelters.

SERVICE GAPS

I. Children's Services

- Counseling for a variety of problems common to homeless children
- Truancy prevention
- Recreation facilities
- Child Care

The need for counseling services, recreational activities and child care for homeless children is significant. Being homeless can be an emotionally scarring experience for a child and can delay normal development. The parents in homeless families are often preoccupied with finding food and shelter and are unable to effectively deal with the emotional impact homelessness is having on their children.

When a family becomes homeless, parents find it difficult to transport their children to school. Registration requirements make enrolling in public schools located near shelters difficult and intimidating. Parents often fail to enroll their children because they do not expect to be homeless for a long period of time. In addition, a homeless child attending regular school can be traumatized since they may be without shoes, clothing, and other necessary items.

II. Independent Living Skills

- Parenting Classes
- Money Management Instruction
- Household Management Skills

Many individuals and families are homeless, directly or indirectly, because they lack one, or a combination of, the skills listed.

III. Employment Assistance

- Job Training and Placement
- Non-traditional Income Opportunities
- Educational Opportunities

People who are homeless generally lack confidence, education, basic skills, or recent stable work history to seek and/or retain employment. Other obstacles are the lack of legal documents that are required in the hiring process, such as birth certificates. There does not seem to be a high degree of coordination among job training and referral agencies to meet these needs. In addition, some homeless individuals are not successful in "traditional income producing jobs"; therefore, other avenues should be explored, i.e., a space for artistic endeavors could be introduced to provide creative and therapeutic opportunity.

IV. Substance Abuse

- Prevention
- Intervention
- Treatment

Chronic substance abusers are the fastest growing portion of the homeless population. Substance abusers remain homeless for longer periods of time; many shelters refuse to admit substance abusers because they are disruptive. Many who receive treatment are released without any referral for after care and return to the streets still drug and/or alcohol dependent.

V. Medical and Dental Care

- AIDS Outreach/Education/Testing
- Dental and Vision Care

The homeless population can have any type of illness but the significance of that illness is magnified by their disordered living conditions, i.e., exposure to extreme of heat, cold, and dampness and the fear and alienation of life on the streets. Multiple health issues exist in this population due in large part to the following:

- Health care has not been a priority among homeless seeking to meet primary needs of food, clothing and shelter.
- Lack of transportation to clinic appointments.
- Lack of funds.
- A reluctance of homeless persons to use the traditional health care system which is often viewed as threatening and difficult to access.
- Limited continuity of care due to mobile lifestyle; once the diagnosis is made and treatment indicated the individual has moved on.

Outreach based health care is provided to homeless men, women, and children through Stanislaus Homeless Health Project and West Modesto Medical Clinic. Limited dental and vision care is provided through these projects.

Stanislaus County provides health care through the Medically Indigent Adult Program (MIAP). Vision and dental care are difficult to access as clients are required to see a physician at the Family Practice Clinic before appointments can be made with contractual providers (dentist or optometrist) located elsewhere in the county.

VI. Transportation

- County-wide Public Transportation
- Long Distance - Traveler's Assistance

Stanislaus County does not have a travelers aid program. The Department of Social Services may grant funds for an individual or family to get to another location if they have a job at that location. Community Temporary Shelter Service will assist with bus fare if it is to another shelter facility or to another family member's home. Due to an insufficient county-wide public transportation system traveling within the county is difficult. Most homeless services are located in Modesto with no satellite facilities in outlying areas.

VII. Case Management

This is an approach to service delivery that attempts to insure that homeless individuals and families with complex multiple problems and disabilities receive the service they require in a timely and appropriate fashion. It is an approach that goes beyond the boundary of any one service program.

HOUSING GAPS

I. Secular Shelter

Currently, two out of five shelters in Stanislaus County are religious based, and require attendance at religious services if an individual is to stay in the shelter. Based on facility capacity, this accounts for 81% of the total accommodations for these individuals. Many homeless are uncomfortable and/or unwilling to stay at these shelters. The need for additional secular shelter space, especially during winter, is critical. There is one family shelter available in Stanislaus County that can accommodate a two parent household, Tything Place.

Secular or non-secular, there is insufficient family shelter to meet the need.

II. Homeless Runaway Youths Shelter

There is one shelter locally that accommodates teenagers involved in family crisis or conflict situations; this facility has six beds. A growing number of youths is spending time on the streets, many are runaways who seek to elude detection for a variety of reasons. There is need for services that will intervene and help them make a transition to a stable living arrangement.

III. Affordable Housing

- Families
- Single adults

It has been determined that homelessness is directly related to the lack of affordable housing. Since 1980, federally funded housing programs have been cut by more than 75%. Many people are on the streets because they cannot earn enough money to find a place to live.

RECOMMENDATIONS

The Emergency and Transitional Shelter Sub-Committee is making the following recommendations in response to these findings. A list of departments/agencies that may be receptive to developing the recommended programs/facilities is included. The list does not attempt to intentionally omit any qualified agency or imply that those listed have committed to the project.

STANDING COMMITTEE

- Develop an advisory committee that will meet on a regular basis to oversee the recommendations set forth in this report are further studied and implemented. This committee would consist of representatives from local cities, the County, United Way, business, housing industry, and social service providers. This committee and it's appointed sub-committee will plan, coordinate, evaluate, and make recommendations that would improve methods for meeting the need of the homeless population in Stanislaus County.

CHILDREN'S SERVICES

- Establish a school modeled after "First Place" located in Seattle, Washington. This school would provide homeless children with breakfast/lunch, academic work, and quiet time; counseling would also be provided.
- Develop a child care voucher program for homeless families.
- Encourage existing recreational and youth development programs to operate in homeless shelter facilities.

Possible participants in establishing such a school are:

Stanislaus County Department of Mental Health, Children's Service Center and Stanislaus County Department of Education.

Possible participants in developing a child care voucher program are:

Children's Service Committee and other non-profit organizations that aggressively address the child care need.

EMPLOYMENT ASSISTANCE

- Establish a pre-employment training program in shelters and encourage local businesses to hire the homeless. A program could also be set up to assist individuals in obtaining legal documents that are required for employment, and to assist the homeless in locating employment.

- Establish a hospitality house, based on "Central City Hospitality House" located in San Francisco, to provide space, materials, instruction and income producing opportunities from non-traditional sources.

Some potential participants in developing these programs:

The Private Industry Council (JTPA), Chamber of Commerce, Department of Social Services (GAIN program), Central Valley Opportunity Center, Employment Development Department, Modesto Junior College, and AFL-CIO Central Labor Council.

INDEPENDENT LIVING SKILLS

- Develop workshops on the topics of money management, apartment search, parenting skills, etc.

Organizations that currently support programs in these areas could adapt them for the homeless population. Such organizations are:

Consumer Credit Counselors, University of California, Cooperative Extension, Family Service Agency, Sierra Vista Children's Center, and Family Nurturing Network.

SUBSTANCE ABUSE

- Develop drug free interim housing for recovering addicts. This facility would include job counseling and other services such as independent living skills (see above) and child care. This would enable families to remain intact if recommended.
- Establish no- or low-cost detoxification facility for the homeless.

Possible participants in developing these programs:

Drug and Alcohol Advisory Boards of Department of Mental Health, SB 2599 Task Force, and Stanislaus Recovery Services, State Parole.

MEDICAL AND DENTAL CARE

- Develop an agreement between existing medical service providers and financial service providers (Medically Indigent Adult Program (MIAP) and Stanislaus Homeless Health Program (SHHP)) that would provide preliminary screening on an outreach basis to determine MIAP eligibility for homeless persons.
- Establish a dental clinic at Westside Medical Clinic (MMC) to provide accessible dental care to homeless individuals.

- Develop an agreement with a local drug store that would donate a limited number of drug prescriptions to homeless persons.

Departments/agencies to approach about this recommendation:

Stanislaus County Department of Social Services, The West Modesto Medical Clinic, and Scenic General Hospital/MIAP, WIC (Women, Infants, and Children), Stanislaus County AIDS Project (SCAP), United Way of America Gifts-Inkind Program, area Dental/Medical Societies.

TRANSPORTATION

- Auto dealers/repair shops should be approached about providing low-cost repairs for homeless individuals.
- Research the feasibility of establishing a non-profit agency such as Travelers' Aid.
- Encourage the regional transportation and local transportation organizations to develop a token and passes program.

Possible participants in developing these programs:

The New and Used Care Dealers Association, city transit companies, local school vocational auto shop programs.

CASE MANAGEMENT

- Increase existing case management capabilities in order to ensure homeless individuals receive the services they require in a timely and appropriate fashion. This delivery system needs to include a central intake and information system.

Possible participants:

Community Temporary Shelter Service, Stanislaus Homeless Health Project, and Department of Mental Health Homeless Program.

SECULAR SHELTER

- Develop additional secular shelters, particularly focusing on family shelters.

Possible participants in this project:

Community Temporary Shelter Service, Homeless Coalition, Tything Place, Modesto Independent Living Center.

HOMELESS RUNAWAY YOUTH SHELTERS

- Establish a drop-in center for youth living on the streets that is full service, including street outreach, case management, housing, employment and independent living skills.
- Research the need for additional shelter beds.

Possible participants for this project:

The Center for Human Services and Department of Mental Health Children's Services Center, local law enforcement, and the Probation Department.

AFFORDABLE HOUSING

The committee encourages the support of recommendations made by the Affordable Housing, Funding, and Development Subcommittee.

CENTRALIZED SERVICE CENTER

- A centralized service center would provide homeless individuals and families with necessary information about available services. Dependent on where such a center is housed, the homeless could receive some services on site and be referred to other necessary services.

This project would require the cooperative efforts of service organizations that currently provide services to the homeless. The Department of Social Services, California Rural Legal Assistance, Family Service Agency, Consumer Credit Counselor, Stanislaus Homeless Health Project have expressed an interest in such a center.

APPENDIX I

STANISLAUS COUNTY, CALIFORNIA

Analysis of Development Costs and Financing Mechanisms for Affordable Multi-Family Housing in Stanislaus County

APPENDIX I

ANALYSIS OF DEVELOPMENT COSTS AND FINANCING MECHANISMS FOR AFFORDABLE MULTI-FAMILY HOUSING IN STANISLAUS COUNTY

The following analysis of a hypothetical multi-family housing project was prepared by Elizabeth Seifel Associates and presented at the 1993 CCAPA State Conference in Modesto. It is reprinted here with permission from the author.

The project is an example of tax credit financing, which is one of the few funding sources currently available to developers of affordable housing. As shown on Table 7, the project also requires a substantial contribution from local government in the form of "soft loans" to make it work. Potential sources of the $2.5 million in local funding include CDBG, HOME and tax increment monies.

The analysis is based on a series of assumptions listed at the end of the appendix.

Affordable Housing Cost in Stanislaus County

Family Size:	3 People
Average Unit Size:	Two Bedroom/ One Bath
Income Level:	Very Low Income (50% of Median Income)
Annual Income:	$16,350
Affordable Monthly Housing Cost:	$408

Gross Annual Income for an Affordable Apartment Complex in Stanislaus County

Affordable Monthly Housing Cost (for a 3 Person Family):	$408
Less: Utility Allowance:	$50
Contract Rent:	$358
Number of Units:	100
Gross Monthly Income:	$35,800
Gross Annual Income:	$429,600

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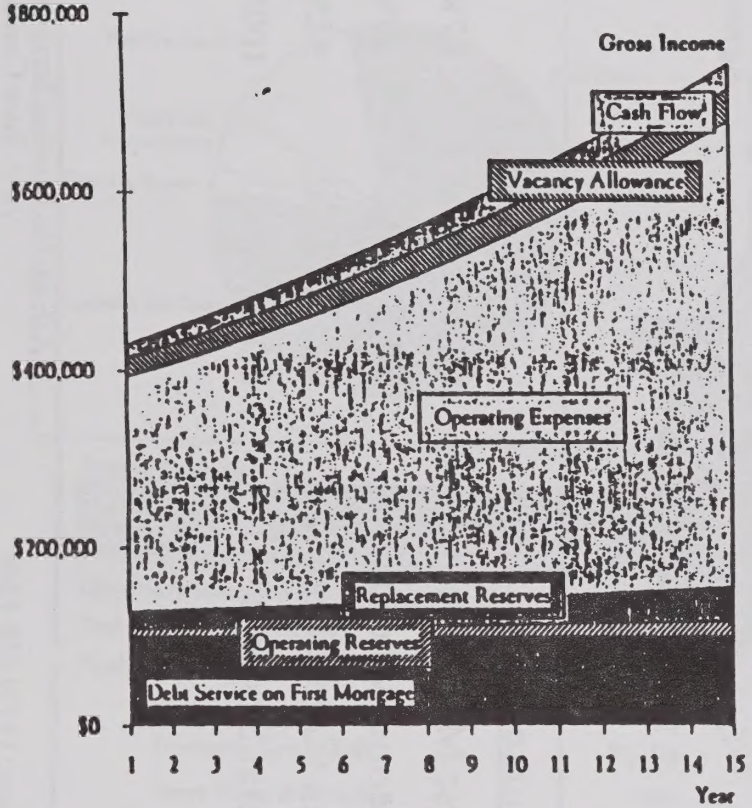
Annual Cash Flow of an Affordable Apartment Complex in Stanislaus County



Annual Cash Flow of an Affordable Apartment Complex in Stanlislaus County

Year	Gross Income	Vacancy Allowance	EXPENSES			Debt Service on First Mortgage	Cash Flow
			Operating Expenses	Replacement Reserves	Operating Reserves		
1	$429,600	$21,480	$264,000	$20,000	$7,920	$101,000	$15,200
2	$446,784	$22,339	$277,200	$21,000	$8,316	$101,000	$16,929
3	$464,655	$23,233	$291,060	$22,050	$8,732	$101,000	$18,581
4	$483,242	$24,162	$305,613	$23,153	$9,168	$101,000	$20,146
5	$502,571	$25,129	$320,894	$24,310	$9,627	$101,000	$21,612
6	$522,674	$26,134	$336,938	$25,526	$10,108	$101,000	$22,968
7	$543,581	$27,179	$353,785	$26,802	$10,614	$101,000	$24,201
8	$565,324	$28,266	$371,475	$28,142	$11,144	$101,000	$25,297
9	$587,937	$29,397	$390,048	$29,549	$11,701	$101,000	$26,242
10	$611,455	$30,573	$409,551	$31,027	$12,287	$101,000	$27,018
11	$635,913	$31,796	$430,028	$32,578	$12,901	$101,000	$27,610
12	$661,349	$33,067	$451,530	$34,207	$13,546	$101,000	$28,000
13	$687,803	$34,390	$474,106	$35,917	$14,223	$101,000	$28,167
14	$715,316	$35,766	$497,811	$37,713	$14,934	$101,000	$28,091
15	$743,928	$37,196	$522,702	$39,599	$15,681	$101,000	$27,750

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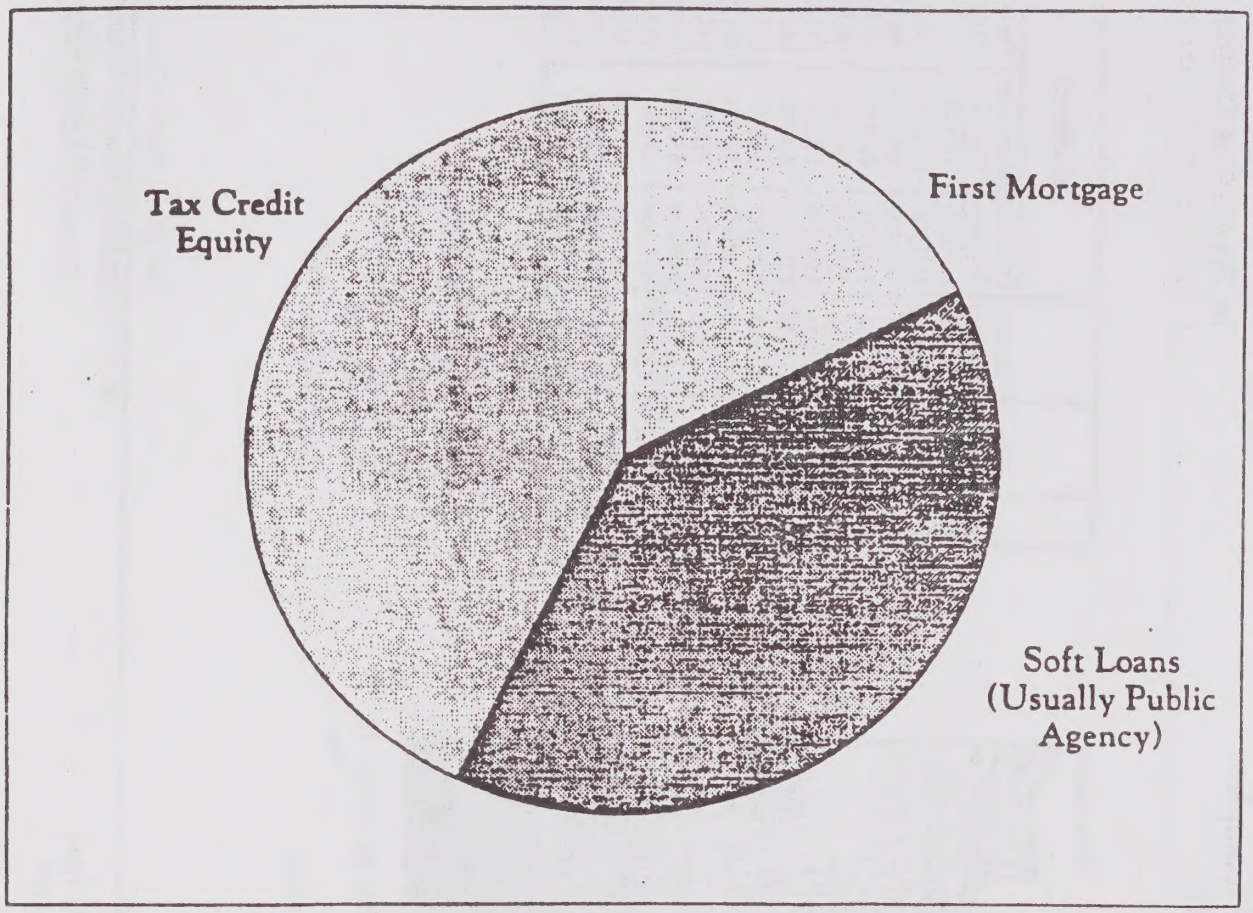
Funding Sources for an Affordable Apartment Complex in Stanislaus County



Source	Amount	
First Mortgage	$1,095,000	17%
Second Morgtage	$2,528,000	40%
Tax Credit Equity	$2,700,000	43%
Total Sources	$6,323,000	100%

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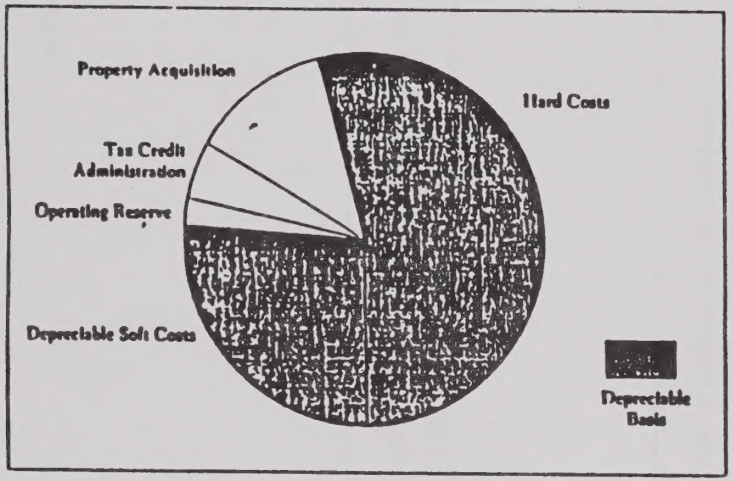
Development Costs of an Affordable Apartment Complex in Stanislaus County



Property Acquisition	$800,000
Hard Construction Cost	$3,400,000
Depreciable Soft Costs	$1,680,000
Operating Reserves (2%)	$126,500
Fund Administration (5%)	$316,100
Total Development Cost (100 Units)	$6,322,600
Units	100
Development Cost Per Unit	$63,226
Square Footage of Living Area	850
Development Cost Per Square Foot	$74

Tax Credit Equity Yield for an Affordable Apartment Complex in Stanlislaus County

Eligible Tax Credit Basis	
Development Hard Costs	$3,400,000
Development Soft Costs	$1,680,000
Subtotal	$5,080,000
Annual Federal Low Income Tax Credit (at 9%)	$457,000
Projected Equity Yield	
With 9% Federal Low Income Tax Credit	$2,200,000
With State Low Income Tax Credit	$500,000
Subtotal	$2,700,000
Equity Yield as Percent of Tax Credit Basis	
With 9% Federal Low Income Tax Credit	43%
With State Low Income Tax Credit	10%
Subtotal	53%

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Assumptions as of 10/4/93 3pm
(Pasted in)

Cash Flow Assumptions			
Affordable Monthly Hsg Cost		$358	
Units		100	
Total Monthly Rental Income		$35,800	
Gross Annual Income		$429,600	
Gross Income Annual Increase:		4.0%	
Vacancy Allowance:		5.0%	
1st Year Monthly Operating Expenses		$220	
Expenses Annual Increase:		5.0%	
First Year Total Replacement Reserves		$200	0.6% of hard construction costs
Operating Reserves (% of Expenses):		3.0%	
1st Year Debt Service:		1.15	to be conservative
Mortgage	annual	monthly	
Interest Rate	8.5%	0.708%	
Term	30	360	
Monthly Payment	$101,000	8,417	
Total Mortgage:	$1,094,618		

Development Cost Assumptions:	
Property Acquisition per unit	$8,000
Hard Construction Cost per square foot	$40
Soft Cost as % of property and hard costs	40%

Property Acq: Based on average density of 12 to 16 units per acre. Includes cost of land acquisition, off-site improvements and most on-site improvements.
Hard Const: includes construction of surface parking with one covered stall/unit plus overflow parking).
Soft Costs Include architectural design and supervision, marketing, development impact fees, developer profit and overhead, legal services and other.

Equity as funding source (tax credit)	
Equity Yield years	10
Equity Yield rate	
* Federal Low Income Tax Credits	0.5
** State Tax Credit Adjustment	0.22

* Based on an assumed upfront equity yield of $0.50 per $1.00 of Federal tax credits.
** Based on 66% of Federal tax adjusted value of State credit in the case of a corporate investor.
All units qualify